

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 123 ANY STREET FOR SALE



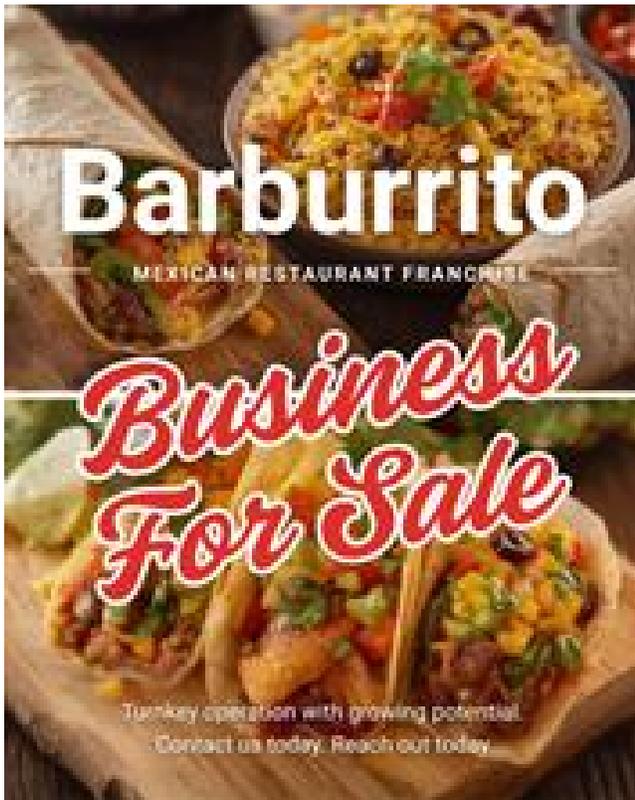
Commercial Real Estate > Commercial Property for Sale

**Location**  
Lethbridge, Alberta

**Listing ID:**  
34598

**MLS ID:**  
A2296636

**\$450,000**



 **SHEKHAR SAHDEV**  
 (780) 263-0001

 RE/MAX Grande Prairie  
 780-538-4747

 123 Any Street , Lethbridge , Alberta T1j5l4

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 63	<b>Subdivision</b> Downtown
<b>Year Built</b> 2023	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Business	<b>Building Area (Sq. Ft.)</b> 1000.00	<b>Building Area (Sq. M.)</b> 92.90
<b>Inclusions</b> TBD	<b>Restrictions</b> Landlord Approval	<b>Reports</b> None

An incredible opportunity to step into the food industry with a well-established Mexican fast-food franchise in Lethbridge. Situated in a high-traffic retail plaza with excellent visibility, this location already has strong brand presence and a loyal customer base, making it a smooth transition for a new owner. This is a true turnkey operation — the restaurant comes fully equipped with a well-designed layout and modern equipment, so you can take over and start operating right away. Backed by a proven business model and ongoing franchise support, it offers both stability and confidence for someone looking to get into business ownership. What makes this location even more attractive is the future growth potential. Combined with a competitive lease and prime location in a busy, high-demand area, this business is set up for continued success. Whether you're an experienced operator or looking to own your first business, this is a solid opportunity with room to grow. For more details, reach out to your preferred realtor and take the next step toward owning your own business.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.