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## RESTAURANT FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Lethbridge, Alberta



**Listing ID:**  
34886

**MLS ID:**  
A2302144

**\$349,900**



 **MINGU KYOUNG**  
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 403-253-5678

 1009 Mayor Magrath Drive S, Lethbridge , Alberta T1K 2P7

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 1	<b>Lease Amount</b> 11495.00
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> Lakeview	<b>Year Built</b> 2010
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Building Area (Sq. Ft.)</b> 3000.00	<b>Building Area (Sq. M.)</b> 278.71	<b>Inclusions</b> N/A
<b>Restrictions</b> Landlord Approval	<b>Reports</b> Formal Lease	

Golden opportunity to operate a well-established, fully licensed sushi restaurant in Lethbridge! This restaurant generates proven annual sales of approximately 1 Million dollars, supported by a strong base of repeat clientele, with further growth potential for a dedicated and motivated owner. Situated on the ground level of the Travelodge Hotel with 3,000 sqft of well-improved space, the restaurant accommodates up to 70 patrons with comfortable booth seating. The fully equipped kitchen is designed to handle high-volume service and includes a commercial dishwashing station, walk-in freezer, and walk-in cooler. The owner has successfully operated this restaurant for 11 years, and just signed 5yr lease last year, with option to renew for another 5 years. The gross lease includes all utilities & GST. Ideally located by a major road near a golf course, parks, well-known landmarks, and other popular retailers, the property benefits from excellent visibility & street exposure. And there is a huge parking lot for customers. Exceptional value! Don't miss this opportunity! Please respect the business and do not visit without an appointment.

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