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1515 MAYOR MAGRATH DRIVE S FOR LEASE

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Commercial Real Estate > Commercial Property for Lease

Location
Lethbridge, Alberta

Listing ID:
35014


MLS ID:
A2305204

\$150,000



 **KATE KIM**
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 1515 Mayor Magrath Drive S, Lethbridge , Alberta T1K 2R4

Transaction Type For Lease	Days On Market 51	Lease Amount 2260.00
Lease Frequency Monthly	Building Type Strip Mall	Year Built 2000
Structure Type Low Rise (2-4 stories)	Property Type Commercial	Property Sub Type Retail
Building Area (Sq. Ft.) 1130.00	Building Area (Sq. M.) 104.98	Inclusions N/A
Restrictions None Known	Reports Financial Statements	

Ready to own a profitable, turnkey restaurant in Lethbridge, Alberta? This well-established quick-service restaurant has built a strong local following, known for its diverse, crowd-pleasing menu featuring signature chicken wings (wet and dry flavours), fan-favorite sides like tornado potatoes, French fries, onion rings, and mac & cheese, along with popular lunch specials that keep customers coming back. Designed for efficiency and ease of operation, this business is ideal for entrepreneurs or family operators seeking a manageable, income-generating opportunity. The restaurant is fully operational, with consistent cash flow and a streamlined setup that allows for a smooth transition. The sale includes all equipment, fixtures, and a fully equipped commercial kitchen, along with the necessary licenses. Comprehensive training will be provided to ensure continued success under new ownership. Located in a high-visibility area of Lethbridge, the business benefits from strong brand presence and ongoing growth in the surrounding community. No additional setup is required—step in and start operating from day one. Business Details: • Base Rent: \$2,260/month + GST • Sale Type: Asset Sale • Size: 1,130 sq. ft. This is a rare opportunity to acquire a ready-to-run restaurant with solid fundamentals and room for continued growth.

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