

**515 5 Street
Lethbridge, Alberta**

MLS # A2253888

\$22 per sq.ft.



Division: Downtown

Type: Retail

Bus. Type: Accounting, Appliances, Bakery, Child Care, Commercial, Fitness, Grocery, Liquor

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 5,000 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Prime RETAIL SPACE FOR LEASE – DP & BP APPROVED FOR DAYCARE (90+ CHILDREN) Seize this exceptional opportunity to secure a highly versatile commercial space in a high-exposure location with frontage along 5th Street South and easy access from 6th Avenue South. While fully approved for a 90+ child daycare, this space is equally ideal for a wide range of businesses, including: - Medical Clinic - Physio / Chiro / Massage - Grocery or Specialty Market - Fitness Studio / Gym - Liquor Store - Professional Services And many more Whether you're launching a new venture or expanding your current operation, this flexible retail space offers the visibility, accessibility, and traffic you need to succeed. Don't miss out; opportunities like this are rare. Complete DAYCARE drawings package available upon request.