

MLS # A2272497**Lethbridge, Alberta****\$275,000**

Division: Lethbridge
Type: Business
Bus. Type: Cannabis,Liquor Store
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 2,000 sq.ft.
Zoning: -

Heating: -
Floors: -
Roof: -
Exterior: -
Water: -
Sewer: -
Inclusions: N/A

Addl. Cost: -
Based on Year: -
Utilities: -
Parking: -
Lot Size: -
Lot Feat: -

Cannabis retail package sale. This listing represents the Lethbridge store, offered together with the Coleman location (MLS A2272494), with potential for a combined package. This is not turn-key — a buyer must already hold an AGLC retail cannabis licence or be prepared to apply for a new licence. The location is fully built-out, all municipal permits are completed, and a strong client base is already established. The seller is willing to remain as manager once a new operator is in place. Lethbridge sales approx. \$1M/year. Modern 2,000 sq.ft. retail space with lease to 2027 at approx. \$2,730/month including most utilities. Combined inventory for both stores approx. \$40,000 (additional). Business-only sale. Showings by appointment only; do not approach staff.