

**4401 University Drive W
Lethbridge, Alberta**

MLS # A2199676



\$399,000

Division:	NONE
Type:	Business
Bus. Type:	Food & Beverage
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	Hiroba & Tivoli
Size:	963 sq.ft.
Zoning:	V, P-B

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-

Inclusions: See supplemental documents. Food inventory to be purchased on day of possession.

HIROBA & TIVOLI, 2 Kiosks side by side with exclusive rights to their genres of food in the Student Union Building cafeteria area. Other businesses also have their exclusive rights on genre of foods. Cooking ventilation systems cleaned every 6 months. Please note – The above rent does not include common area fees and utility fees. THE STUDENTS’ UNION, THE UNIVERSITY OF LETHBRIDGE to approve the buyers as they are the owner & landlords of this building.