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Building Size: 1,700 Sq. Ft.  
(m/l)

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Operating Costs Triple Net

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Zoning: C - D

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Daily Traffic Volume: 5,200

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Parking: Metered downtown

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Legal Description Lot: 34-35  
Block: 34  
Plan: 4353S

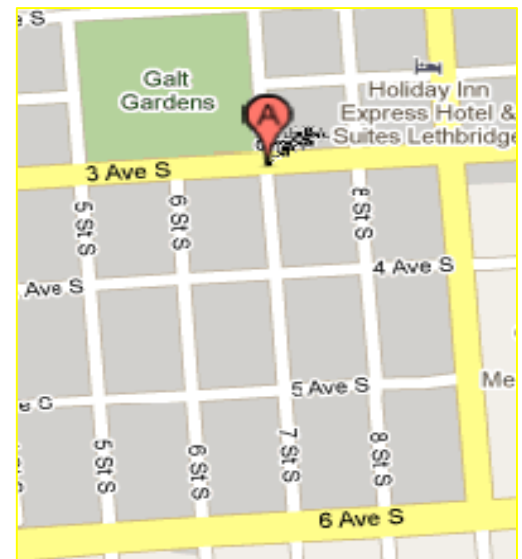
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## Property Info

### 309 – 7<sup>th</sup> Street South, Lethbridge, AB

- Established downtown licensed coffee shop
- Owner moving overseas
- Four years remaining on lease
- Turnkey operation

**Offered For Sale at \$89,000.00**





**BANKERS COMMERCIAL REAL ESTATE #300, 515 - 7th Street South, Lethbridge, Alberta T1J 2G8**

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