

FOR SALE:

205 SCENIC DRIVE SOUTH

ASKING PRICE: \$2,295,000.00



HIGHLIGHTS:

This property is located in the heart of Downtown Lethbridge, with close proximity to the Crowsnest Highway as well as Whoop Up Drive. A corner lot with access to the site directly off of both Scenic Drive and 2 Ave S. A well maintained building with long term Tenant, this location has recent upgrades to both the front of house as well as the kitchen, as well as a newer roof with updated make-up air units. With 31 parking stalls situated around the property, as well as additional street parking available, there is ample room for customers.

PROPERTY DETAILS:

Building Size: 3,666 SQFT Property Size: 0.43 Acres

Legal Land Descriptions: PLAN 8310180 BLOCK 1 LOT 3

Zoning: Downtown Commercial

Property Taxes (2025): \$27,675.58

Op Costs (2026): \$11.35 PSF



ALLAN SHERLOCK

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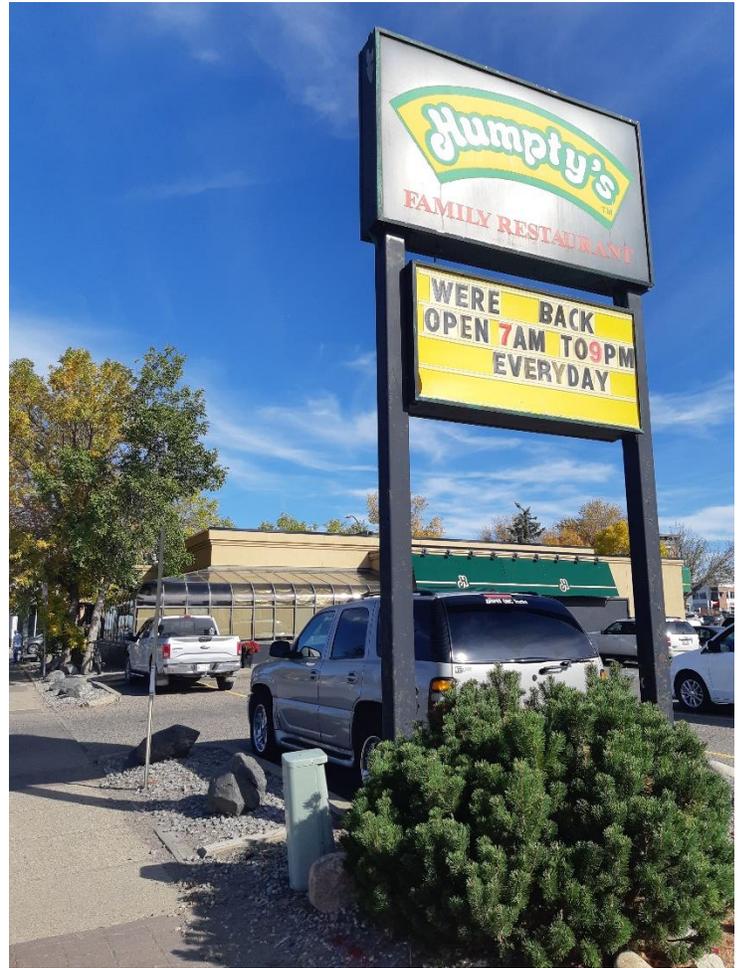
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SITE OVERVIEW



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