

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.