

# \$125,000 - 301 5 Street S, Lethbridge

MLS® #A2138376

**\$125,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown, Lethbridge, Alberta

Iconic business for sale! The Club Cigar Store has been part of the Downtown LA business scene since 1933 and has been owned by the same family for the past 28 years. Located on the corner of 5th Street and 3rd Avenue South in the historic Henderson & Downer Building (now known locally as The Club Cigar Building). Specializing in cigars, pipes, tobacco, and magazines with lotto, beverages, and souvenirs rounding out the offerings. A multitude of options for growing the business await the new owner. This is a business only sale as there is no ownership on land or building and the buyer would have to confirm lease terms with landlord. The business occupies a commercial condominium space in the restored, mixed use building with residential units above. Virtually all existing equipment, furniture, and fixtures are included. This could be a fantastic opportunity to launch your family business. Please address all inquiries to your agent of choice today!

Built in 1895

## Essential Information

MLS® #	A2138376
Price	\$125,000
Bathrooms	0.00
Acres	0.00
Year Built	1895
Type	Commercial



Sub-Type	Business
Status	Active

### **Community Information**

Address	301 5 Street S
Subdivision	Downtown
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 2B4

### **Additional Information**

Date Listed	June 5th, 2024
Days on Market	301
Zoning	C-D

### **Listing Details**

Listing Office	Royal LePage South Country - Lethbridge
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