

# **\$399,000 - 130, 74 Mauretania Road W, Lethbridge**

MLS® #A2204890

**\$399,000**

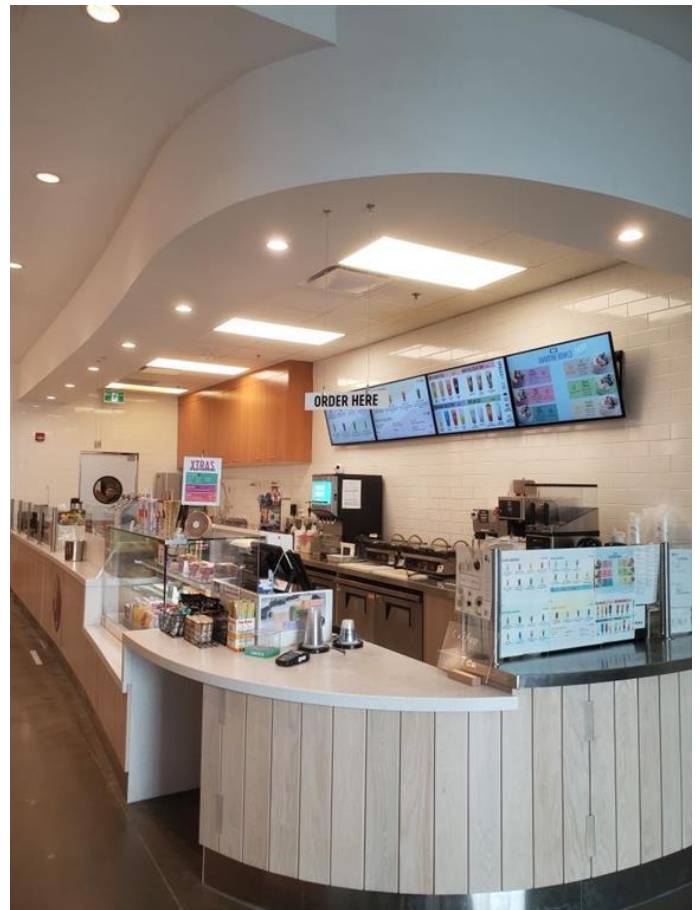
0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

West Lethbridge Employment Centre -  
Commercial, Lethbridge, Alberta

An excellent opportunity to own a brand-new Jugo Juice franchise located inside the vibrant YMCA—a major sports and recreation facility in West Lethbridge. This location is strategically positioned next to the ATB Centre, Curling Club, and several schools, drawing consistent foot traffic from families, students, and fitness enthusiasts. This is the only juice and smoothie business within the facility, giving it a unique competitive edge and high visibility among thousands of visitors every month. The business comes fully equipped with a commercial equipment and a modern interior design, offering a clean, professional, and welcoming environment for customers. Located in one of the fastest-growing communities, the area continues to expand rapidly, with increasing YMCA membership and rising monthly sales figures. The franchise is simple to operate and well-suited for owner-operators or family-run businesses. Don't miss this chance to own a well-established and growing franchise in a prime location! Two additional schools and a church are currently under construction in the area, which is expected to significantly increase foot traffic and expand the customer base.

Built in 2019

## **Essential Information**



MLS® #	A2204890
Price	\$399,000
Bathrooms	0.00
Acres	0.00
Year Built	2019
Type	Commercial
Sub-Type	Business
Status	Active

### Community Information

Address	130, 74 Mauretania Road W
Subdivision	West Lethbridge Employment Centre - Commercial
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5L4

### Additional Information

Date Listed	March 24th, 2025
Days on Market	110

### Listing Details

Listing Office	First Place Realty
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.