



GRASSROOTS
REALTY GROUP

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MLS # A2216648

Calgary, Alberta

\$400,000



Division:	Calgary
Type:	Business
Bus. Type:	Deli/Catering, Food & Beverage , Health Food, Restaurant
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,439 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	Seller to provide equipment list.		

This is a rare opportunity to own a brand new Good Earth Coffeehouse, a well-established, franchised cafe; in a vibrant inner-city location. Open for less than two years, the cafe; features a modern, near-new fit-out and is already turning a profit. With steadily increasing sales and a growing local community, the business is well-positioned for continued growth and long-term success. Situated near parks and public transit, the cafe; benefits from strong visibility and consistent foot traffic throughout the day. The area is rapidly developing, bringing in more residents and potential customers each month. The cafe; is part of a reputable franchise brand, offering a strong support system and built-in customer recognition. Operations are smooth and efficient, with a fully trained team in place that requires little involvement from the current owner. This makes it a perfect fit for both hands-on operators and those looking for a more passive investment. The only reason for sale is the owner's need to relocate, making this an exceptional opportunity to purchase a near-new franchise cafe; at a fraction of the cost of setting up from scratch. This is your chance to take over a thriving, low-maintenance business in a prime location with significant growth potential.