



**GRASSROOTS**  
REALTY GROUP

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**200 Southridge Drive  
Okotoks, Alberta**

**MLS # A2252316**



**\$99,900**

<b>Division:</b>	NONE
<b>Type:</b>	Business
<b>Bus. Type:</b>	Food & Beverage ,Health Food,Ice Cream/Frozen Yogurt
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,300 sq.ft.
<b>Zoning:</b>	-

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	N/A		

Do NOT inquire with Staff at store about listing! Step into ownership with one of the world’s most recognized bubble tea brands — Gong cha. This established and beautifully built location offers a rare chance to acquire a turnkey, profitable business in a high-traffic retail environment. Located in a vibrant shopping centre, this store enjoys excellent visibility, steady foot traffic, and a loyal customer base. The 1300 sq ft store is attractively designed, fully equipped, and operates with low overhead, with monthly rent of only \$4,500+gst including additional operating costs. The lease is secured until 2026, providing long-term stability. With strong brand recognition, streamlined operations, and robust franchise support, this is a perfect opportunity for both experienced entrepreneurs and first-time business owners. Full training and franchise support provided.