



GRASSROOTS
REALTY GROUP

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418 13 Street N
Lethbridge, Alberta

MLS # A2259025



\$50,000 per month

Division:	Senator Buchanan
Type:	Retail
Bus. Type:	Bakery, Food & Beverage
Sale/Lease:	For Lease
Bldg. Name:	Burgman Building
Bus. Name:	-
Size:	1,500 sq.ft.
Zoning:	-

Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	N/A

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	-

Specialty Waffle Caf ; for Sale – Lethbridge, Alberta. An outstanding opportunity to acquire a well-established and profitable specialty waffle caf ; in the heart of Lethbridge. This charming caf ; is known for its unique menu, including Brussels-style Belgian Waffles, Stuffed Croffles, and freshly brewed coffee—all prepared in-house using high-quality ingredients. Whether you're a first-time entrepreneur or an experienced operator, this turnkey caf ; offers a seamless transition with immediate cash flow and exciting growth potential. • Established Brand with strong local recognition and loyal customers • Consistent Foot Traffic from regulars and new walk-ins • Fully Equipped commercial kitchen and dining area • Prime Location with excellent visibility, strong surrounding demographics, and easy accessibility • Short Operating Hours: Open Tuesday to Sunday, 9 AM – 3 PM (great work-life balance!) • Size: 1,500 sq. ft. • Seating: 19 indoor seats • Layout: Open dining area, large kitchen, and ample storage • Condition: Immaculate – no renovations required • Base Rent: Only \$2,400 + GST/month – excellent value for the location • Sale Type: Asset Sale Only (Includes all equipment, fixtures, and restaurant kitchen setup) Currently operating as a specialty brunch caf ;, the space can easily be rebranded to suit various food concepts, including: • Coffee shop • Donut shop • Bakery • Pizza place • Dessert bar • Fast-casual eatery. Save thousands on build-out and equipment by acquiring this move-in ready operation.