



**GRASSROOTS**  
REALTY GROUP

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418 13 Street N  
Lethbridge, Alberta

MLS # A2259025



**\$80,000**

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

**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 &ndash; 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&mdash;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. &bull; Established Brand with strong local recognition and loyal customers &bull; Consistent Foot Traffic from regulars and new walk-ins &bull; Fully Equipped commercial kitchen and dining area &bull; Prime Location with excellent visibility, strong surrounding demographics, and easy accessibility &bull; Short Operating Hours: Open Tuesday to Sunday, 9 AM &ndash; 3 PM (great work-life balance!) &bull; Size: 1,500 sq. ft. &bull; Seating: 19 indoor seats &bull; Layout: Open dining area, large kitchen, and ample storage &bull; Condition: Immaculate &ndash; no renovations required &bull; Base Rent: Only \$2,400 + GST/month &ndash; excellent value for the location &bull; 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: &bull; Coffee shop &bull; Donut shop &bull; Bakery &bull; Pizza place &bull; Dessert bar &bull; Fast-casual eatery. Save thousands on build-out and equipment by acquiring this move-in ready operation.