



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

10003 92 Street  
Grande Prairie, Alberta

MLS # A2132668



**\$325,000**

**Division:** Ivy Lake Estates

**Type:** Business

**Bus. Type:** Food & Beverage ,Restaurant

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** Ole smokes coffee and Roastery

**Size:** 1,000 sq.ft.

**Zoning:** CL

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** NA

ASSET SALE , Inventory and Lease . . Can review information related to Ole smokes LICENSING and Franchising if buyer wishes to use Ole smokes name with a signed NDA. Potential to turn it into a franchise and spread the coffee love across the Peace Country!