



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

Hey there! Check this out: A fantastic opportunity just landed on the market! It's your chance to snag an awesome coffee shop in the heart of Grande Prairie. Meet Ole Smokes Coffee & Roastery - where you'll find locally roasted coffee, specialty drinks wild game breakfast sandwiches and paninis ,baked goods, and a super chill vibe for hanging out with your pals. This place comes fully loaded with all the gear, inventory , and a top-notch crew to keep things running smoothly. Plus, there's potential to turn it into a franchise and spread the coffee love across the Peace Country! Wanna know more? Just sign an NDA, and we'll spill the beans on the numbers.