



**GRASSROOTS**  
REALTY GROUP

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20, 2507 21 Avenue  
Coaldale, Alberta

MLS # A2182288



**\$450,000**

Division: NONE  
Type: Business  
Bus. Type: -  
Sale/Lease: For Lease  
Bldg. Name: -  
Bus. Name: -  
Size: 1,022 sq.ft.  
Zoning: -

Heating: -	Addl. Cost: -
Floors: -	Based on Year: -
Roof: -	Utilities: -
Exterior: -	Parking: -
Water: -	Lot Size: -
Sewer: -	Lot Feat: -

**Inclusions:** 5 screens, 2 panini grills, cutlery, bowls, serving dishes, food pans, storage containers, food bins, shelving, trash cans, high chair and other kitchen/cooking items.

Becoming a Chopped Leaf franchise owner offers a unique opportunity to step into an established location and take over the current lease, providing you with a solid foundation to build your business. This property is a turnkey opportunity that allows you to bring fresh ideas and energy to a well-known brand that focuses on healthy, fresh, and customizable meal options. As a franchise owner, you’ll lead your community by promoting active lifestyles, offering local catering to schools and businesses, and building positive customer relationships. With the support of a proven brand and the chance to make a meaningful impact, you’ll position yourself as a trusted leader who prioritizes community well-being. Take over the lease, bring your vision to life, and be a force for good with The Chopped Leaf brand.