



**GRASSROOTS**  
REALTY GROUP

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**317B Main Street NW  
Slave Lake, Alberta**

**MLS # A2208789**



**\$275,000**

Division:	NONE
Type:	Retail
Bus. Type:	Bakery,Deli/Catering,Food & Beverage
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	Fix Coffee Bar & Bakery
Size:	3,325 sq.ft.
Zoning:	C1

**Heating:** Forced Air

**Floors:** -

**Roof:** Tar/Gravel

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** Inventory & Equipment List available to serious buyers,

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

Turn-Key Opportunity in a Prime Main Street Location! Step into ownership with this well-established coffee shop & bakery, perfectly positioned in a high-traffic area with excellent visibility. This inviting and cozy space is a local favorite, known for its freshly baked goods, welcoming atmosphere, and strong customer base. They boast a small retail section and occasionally feature local artisans, and wares. The business features a large, fully equipped kitchen—ideal for expanding into large-scale catering, private rentals, or so much more! Whether you're an experienced entrepreneur or a passionate foodie with a dream, - Catering is such a need/gap in our Community, - this setup offers endless potential to grow or expand. The charming interior is warm and welcoming, making it the perfect space for guests to linger over a latte or connect with friends over pastries. With everything in place, this turn-key operation is ready for a smooth transition to new ownership. Comes with an established lease, with renewal options and owners are willing to train! Opportunities like this don't come often. With a solid foundation and so much room to expand. Some mill catering contracts to be transferred to buyer -this business is truly a gem on Main Street.