



780-380-6207
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10003 92 Street
 Grande Prairie, Alberta

MLS # A2132668



\$325,000

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|--------------------|--------------------------------|
| 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.