



**GRASSROOTS**  
REALTY GROUP

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**MLS # A2216648**

**Calgary, Alberta**



**\$400,000**

|             |   |
|-------------|---|
| Division:   | Calgary   |
| Type:       | Business  |
| Bus. Type:  | Deli/Catering,Food & Beverage ,Health Food,Restaurant |
| Sale/Lease: | For Lease   |
| Bldg. Name: | -   |
| Bus. Name:  | -   |
| Size:       | 1,439 sq.ft.  |
| Zoning:     | -   |

|             |                                   |                |   |
|-------------|-----------------------------------|----------------|---|
| Heating:    | -                                 | Addl. Cost:    | - |
| Floors:     | -                                 | Based on Year: | - |
| Roof:       | -                                 | Utilities:     | - |
| Exterior:   | -                                 | Parking:       | - |
| Water:      | -                                 | Lot Size:      | - |
| Sewer:      | -                                 | Lot Feat:      | - |
| Inclusions: | Seller to provide equipment list. |                |   |

This is a rare opportunity to own a brand new Good Earth Coffeehouse, a well-established, franchised cafe; in a vibrant inner-city location. Open for less than two years, the cafe; features a modern, near-new fit-out and is already turning a profit. With steadily increasing sales and a growing local community, the business is well-positioned for continued growth and long-term success. Situated near parks and public transit, the cafe; benefits from strong visibility and consistent foot traffic throughout the day. The area is rapidly developing, bringing in more residents and potential customers each month. The cafe; is part of a reputable franchise brand, offering a strong support system and built-in customer recognition. Operations are smooth and efficient, with a fully trained team in place that requires little involvement from the current owner. This makes it a perfect fit for both hands-on operators and those looking for a more passive investment. The only reason for sale is the owner's need to relocate, making this an exceptional opportunity to purchase a near-new franchise cafe; at a fraction of the cost of setting up from scratch. This is your chance to take over a thriving, low-maintenance business in a prime location with significant growth potential.