



**GRASSROOTS**  
REALTY GROUP

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5035A 51 Avenue  
Provost, Alberta

MLS # A2294570



**\$110,000**

<b>Division:</b>	Provost
<b>Type:</b>	Business
<b>Bus. Type:</b>	Food & Beverage
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	Kool Beans Cafe Ltd.
<b>Size:</b>	791 sq.ft.
<b>Zoning:</b>	C1

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

**Inclusions:** All equipment and furnishings as it relates to the operation of Kool Beans Cafe

An exciting opportunity awaits with this fully operational, turnkey cafe; located in the heart of Provost, Alberta. This well-established business is known for its welcoming atmosphere and diverse menu, offering popular breakfast and lunch options alongside a wide selection of specialty coffees and refreshing cold beverages. This is a true turnkey opportunity—everything you need to step in and start operating from day one is included. The sale features the building, all equipment, and furnishings, thoughtfully set up to support efficient daily operations and provide a comfortable dining experience for customers. The cafe; has built a loyal local customer base and benefits from steady community traffic, making it an ideal investment for an owner-operator or entrepreneur looking to expand their portfolio. The space is clean, well-maintained, and designed to accommodate both dine-in and takeout service. Whether you’re an experienced restaurateur or looking to start your first business venture, this cafe; offers a solid foundation with strong potential for growth. Bring your vision and make it your own while benefiting from an already established setup. Don’t miss this opportunity to own a fully equipped cafe; business in a thriving small-town community.