



GRASSROOTS

REALTY GROUP

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MLS # A2294970

Out of Province_Alberta, British Columbia



\$1,599,000

Division: Out of Province_Alberta

Type: Retail

Bus. Type: Food & Beverage

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 3,902 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: As per equipment List

EXCEPTIONAL OPPORTUNITY to acquire a HIGHLY PROFITABLE, TURNKEY DESSERT CAFE in a PRIME HIGH-TRAFFIC LOCATION! This well-established business offers approximately 3,900 SQFT of beautifully designed space with a FULL DINING EXPERIENCE, attracting a loyal and growing customer base. Generating ~\$2.4M in annual sales with an approximate net profit of ~\$500K, this operation is ideal for an INVESTOR or OWNER-OPERATOR seeking strong, proven cash flow. Currently investor-owned and operated with no day-to-day involvement from the owners, making it a true passive-style investment or an opportunity for an owner-operator to further enhance profitability. The cafe is fully equipped with modern fixtures and equipment, allowing for seamless transition and immediate operations. Current lease is secured until 2032 with an option to renew, providing long-term stability. The business is out-of-province and located in British Columbia. Up to 70% financing may be available (subject to lender approval), with approximately \$600K required as down payment. SERIOUS BUYERS ONLY – proof of funds required prior to disclosing any business information. Rare opportunity to own a high-performing business in a sought-after location.