

10003 92 Street  
Grande Prairie, Alberta

MLS # A2132668



## \$325,000

<b>Division:</b>	Ivy Lake Estates
<b>Type:</b>	Business
<b>Bus. Type:</b>	Food & Beverage ,Restaurant
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	Ole smokes coffee and Roastery
<b>Size:</b>	1,000 sq.ft.
<b>Zoning:</b>	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.