

317B Main Street NW
Slave Lake, Alberta

MLS # A2208789



\$275,000

Division:	NONE
Type:	Retail
Bus. Type:	Bakery, Deli/Catering, Food & Beverage
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	Fix Coffee Bar & Bakery
Size:	3,325 sq.ft.
Zoning:	C1

Heating:	Forced Air	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Tar/Gravel	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	Inventory & Equipment List available to serious buyers,		

Turn-Key Opportunity in a Prime Main Street Location! Step into ownership with this well-established coffee shop & bakery, perfectly positioned in a high-traffic area with excellent visibility. This inviting and cozy space is a local favorite, known for its freshly baked goods, welcoming atmosphere, and strong customer base. They boast a small retail section and occasionally feature local artisans, and wares. The business features a large, fully equipped kitchen—ideal for expanding into large-scale catering, private rentals, or so much more! Whether you're an experienced entrepreneur or a passionate foodie with a dream, - Catering is such a need/gap in our Community, - this setup offers endless potential to grow or expand. The charming interior is warm and welcoming, making it the perfect space for guests to linger over a latte or connect with friends over pastries. With everything in place, this turn-key operation is ready for a smooth transition to new ownership. Comes with an established lease, with renewal options and owners are willing to train! Opportunities like this don't come often. With a solid foundation and so much room to expand. Some mill catering contracts to be transferred to buyer -this business is truly a gem on Main Street.