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## BAKERY,FOOD & BEVERAGE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Lethbridge, Alberta

**Listing ID:**  
32238


**MLS ID:**  
A2259025

**\$80,000**



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 418 13 Street N, Lethbridge , Alberta T1H 2S2

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 3	<b>Lease Amount</b> 2400.00
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> Senator Buchanan	<b>Building Type</b> Commercial Mix
<b>Year Built</b> 1913	<b>Structure Type</b> Low Rise (2-4 stories)	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Building Area (Sq. Ft.)</b> 1500.00	<b>Building Area (Sq. M.)</b> 139.35
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> Investment Analysis

Specialty Waffle Café for Sale – Lethbridge, Alberta. An outstanding opportunity to acquire a well-established and profitable specialty waffle café in the heart of Lethbridge. This charming café is known for its unique menu, including Brussels-style Belgian Waffles, Stuffed Croffles, and freshly brewed coffee—all prepared in-house using high-quality ingredients. Whether you're a first-time entrepreneur or an experienced operator, this turnkey café offers a seamless transition with immediate cash flow and exciting growth potential. • Established Brand with strong local recognition and loyal customers • Consistent Foot Traffic from regulars and new walk-ins • Fully Equipped commercial kitchen and dining area • Prime Location with excellent visibility, strong surrounding demographics, and easy accessibility • Short Operating Hours: Open Tuesday to Sunday, 9 AM – 3 PM (great work-life balance!) •Size: 1,500 sq. ft. •Seating: 19 indoor seats •Layout: Open dining area, large kitchen, and ample storage •Condition: Immaculate – no renovations required •Base Rent: Only \$2,400 + GST/month – excellent value for the location •Sale Type: Asset Sale Only (Includes all equipment, fixtures, and restaurant kitchen setup) Currently operating as a specialty brunch café, the space can easily be rebranded to suit various food concepts, including: •Coffee shop •Donut shop •Bakery •Pizza place •Dessert bar •Fast-casual eatery. Save thousands on build-out and equipment by acquiring this move-in ready operation.

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