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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

\$50,000



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418 13 Street N, Lethbridge, Alberta T1H 2S2

Transaction Type	Days On Market	Lease Amount
For Lease	128	2400.00
Lease Frequency	Subdivision	Building Type
Monthly	Senator Buchanan	Commercial Mix
Year Built	Structure Type	Property Type
1913	Low Rise (2-4 stories)	Commercial
Property Sub Type	Building Area (Sq. Ft.)	Building Area (Sq. M.)
Retail	1500.00	139.35
Inclusions	Restrictions	Reports
N/A	None Known	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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