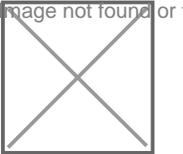


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

BAKERY,CANDY/COOKIE,DELI/CATERING,DOUGHNUT,FAST FOOD,FOOD & BEVERAGE ,RETAIL FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Strathmore, Alberta

Listing ID:
33054

MLS ID:
A2272811

\$44,900



 **AMAN GILL**
 (403) 479-7007

 RE/MAX House of Real Estate
 403-287-3880

 Strathmore , Alberta

Transaction Type For Lease	Days On Market 80	Lease Amount 1400.00
Lease Frequency Monthly	Year Built 1950	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Business	Building Area (Sq. Ft.) 750.00
Building Area (Sq. M.) 69.68	Inclusions Full cafe bar setup	Restrictions None Known

Reports
Call Lister

An exceptional opportunity awaits to acquire a fully operational, beautifully designed coffee and liquor bar that blends warm café culture with an elevated bar experience. This business is the perfect fusion of daytime coffee house revenue and evening/high-margin liquor sales, offering strong profitability and multiple streams of income from morning to late night. Positioned in a vibrant, high-exposure retail district surrounded by offices, residential communities, and heavy foot traffic, this business benefits from consistent walk-ins, loyal repeat customers, and a growing social media presence. The inviting interior, modern décor, stylish lighting, and comfortable seating create an ambiance that attracts a broad customer base — from remote workers and students to after-work professionals and weekend social gatherings. With no major capital expenditure required, a new owner can begin operations immediately and capitalize on strong existing revenue. Two separate rooms can be rented for small social parties, birthdays or office meetings. There are two rooms in the basement that can be used for storage or resting. Whether you're an entrepreneur, hospitality operator, or investor seeking a profitable, trendy, turn-key business with low barriers to entry, this coffee and liquor bar stands out as one of the most compelling offerings on today's market.

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