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8278 175 STREET NW FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Edmonton, Alberta

Listing ID:
33165

MLS ID:
A2274224

\$260,000



 **DAVID NAM**
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 RE/MAX Excellence
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 8278 175 Street NW, Edmonton , Alberta T5T1V1

Transaction Type

For Sale

Days On Market

150

Zoning

commercial

Subdivision

Thornccliffe_EDMO

Structure Type

Other

Property Type

Commercial

Property Sub Type

Retail

Legal Plan

unknown

Building Area (Sq. Ft.)

1848.00

Building Area (Sq. M.)

171.68

Inclusions

Asset List will be provided

Restrictions

None Known

Reports

Pro-Forma

One of West Edmonton's nicest coffee shops is now available for sale — opportunities like this are rare. Many people dream of owning a coffee shop: a warm, welcoming place filled with chatter, laughter, friends gathering, and customers enjoying a latte with their favourite dessert. Now imagine owning a turnkey business with a strong social media presence and a loyal, dedicated clientele. This coffee shop has solid sales with plenty of room for growth. It features an affordable lease, ample parking, and a convenient location close to West Edmonton Mall and just blocks from the future LRT station. The shop is well equipped, including draft beer taps (new owners would need to apply for a liquor licence), and offers a modern, trendy interior. You can operate it as-is or bring your own twist to elevate the brand even further. Fantastic location. Fantastic business. Opportunities like this don't come often. Act now.

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