

**MLS # A2216648**
**Calgary, Alberta**

**\$400,000**

<b>Division:</b>	Calgary
<b>Type:</b>	Business
<b>Bus. Type:</b>	Deli/Catering, Food & Beverage , Health Food, Restaurant
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,439 sq.ft.
<b>Zoning:</b>	-

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	Seller to provide equipment list.		

This is a rare opportunity to own a brand new Good Earth Coffeehouse, a well-established, franchised cafe; in a vibrant inner-city location. Open for less than two years, the cafe; features a modern, near-new fit-out and is already turning a profit. With steadily increasing sales and a growing local community, the business is well-positioned for continued growth and long-term success. Situated near parks and public transit, the cafe; benefits from strong visibility and consistent foot traffic throughout the day. The area is rapidly developing, bringing in more residents and potential customers each month. The cafe; is part of a reputable franchise brand, offering a strong support system and built-in customer recognition. Operations are smooth and efficient, with a fully trained team in place that requires little involvement from the current owner. This makes it a perfect fit for both hands-on operators and those looking for a more passive investment. The only reason for sale is the owner's need to relocate, making this an exceptional opportunity to purchase a near-new franchise cafe; at a fraction of the cost of setting up from scratch. This is your chance to take over a thriving, low-maintenance business in a prime location with significant growth potential.