

**418 13 Street N
Lethbridge, Alberta**

MLS # A2259025



\$50,000 per month

Division: Senator Buchanan

Type: Retail

Bus. Type: Bakery, Food & Beverage

Sale/Lease: For Lease

Bldg. Name: Burgman Building

Bus. Name: -

Size: 1,500 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Specialty Waffle Caf ; for Sale – Lethbridge, Alberta. An outstanding opportunity to acquire a well-established and profitable specialty waffle caf ; in the heart of Lethbridge. This charming caf ; 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 caf ; 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 caf ;, 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.