

**MLS # A2272811**

## Strathmore, Alberta



# \$44,900

**Division:** Strathmore

**Type:** Business

**Bus. Type:** Bakery,Candy/Cookie,Deli/Catering,Doughnut, Fast Food,Food & Beverage ,R

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 750 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Full cafe bar setup

An exceptional opportunity awaits to acquire a fully operational, beautifully designed coffee and liquor bar that blends warm 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 decor, 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.