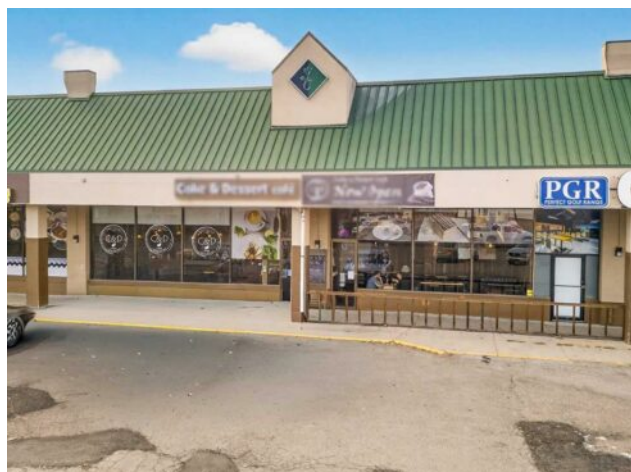


**8278 175 Street NW
Edmonton, Alberta****MLS # A2274224****\$260,000****Division:** Thorncliffe_EDMO**Type:** Retail**Bus. Type:** -**Sale/Lease:** For Sale**Bldg. Name:** -**Bus. Name:** -**Size:** 1,848 sq.ft.**Zoning:** commercial**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** Asset List will be provided

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.