# \$275,000 - 317b Main Street Nw, Slave Lake

MLS® #A2208789

# \$275,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

NONE, Slave Lake, Alberta

Turn-Key Opportunity in a Prime Main Street Location!

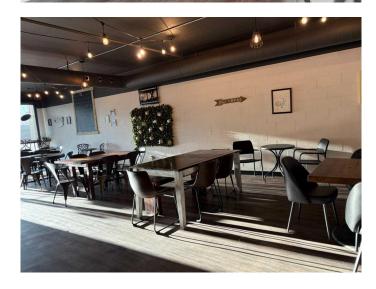
Step into ownership with this well-established coffee shop & bakery, perfectly positioned in a high-traffic area with excellent visibility. This inviting and cozy space is a local favorite, known for its freshly baked goods, welcoming atmosphere, and strong customer base. They boast a small retail section and occasionally feature local artisans, and wares. The business features a large, fully equipped kitchenâ€"ideal for expanding into large-scale catering, private rentals, or so much more! Whether you're an experienced entrepreneur or a passionate foodie with a dream, -Catering is such a need/gap in our Community, - this setup offers endless potential to grow or expand.

The charming interior is warm and welcoming, making it the perfect space for guests to linger over a latte or connect with friends over pastries. With everything in place, this turn-key operation is ready for a smooth transition to new ownership. Comes with an established lease, with renewal options and owners are willing to train!

Opportunities like this don't come often. With a solid foundation and so much room to expand. Some mill catering contracts to be transferred to buyer -this business is truly a gem on Main Street.







Built in 1985

## **Essential Information**

MLS® # A2208789 Price \$275,000

Bathrooms 0.00 Acres 0.00 Year Built 1985

Type Commercial Sub-Type Business

Status Active

# **Community Information**

Address 317b Main Street Nw

Subdivision NONE

City Slave Lake

County Lesser Slave River No. 124, M.D. of

Province Alberta
Postal Code T0G 2A1

## **Amenities**

Parking Spaces 20

### Interior

Heating Forced Air

Cooling Central Air, Full

## **Exterior**

Roof Tar/Gravel

#### **Additional Information**

Date Listed April 4th, 2025

Days on Market 137 Zoning C1

## **Listing Details**

Listing Office ROYAL LEPAGE PROGRESSIVE REALTY

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