

\$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 kitchen—ideal for expanding into large-scale catering, private rentals, or so much more!

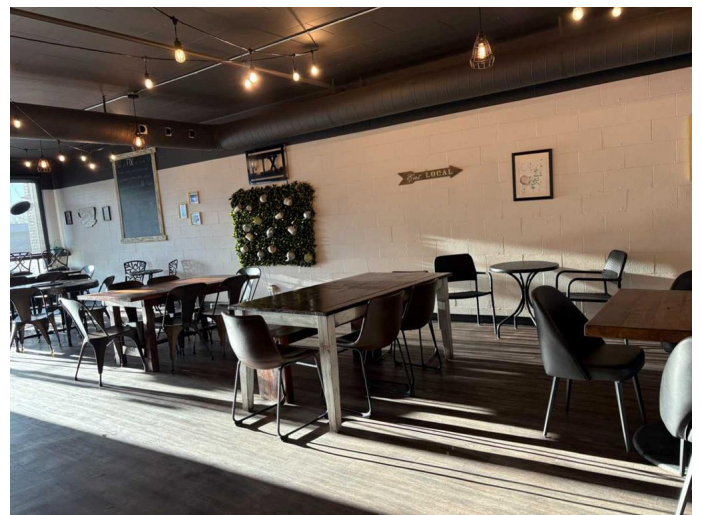
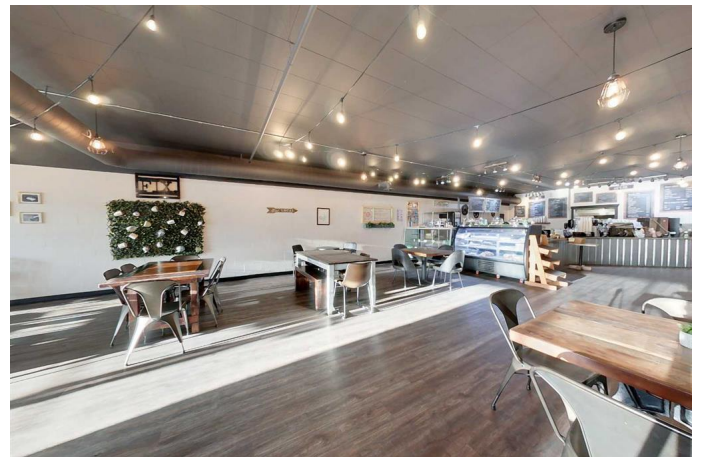
Whether you're an experienced entrepreneur or a passionate foodie with a dream, -

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	140
Zoning	C1

Listing Details

Listing Office	ROYAL LEPAGE PROGRESSIVE REALTY
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.