

# \$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

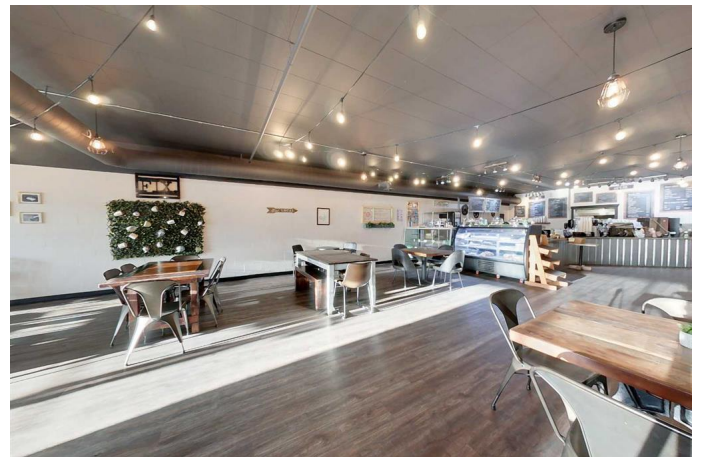
Turn-Key Opportunity in a Prime Main Street Location!

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   | Retail     |
| 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 | 25              |
| Zoning         | C1              |

## Listing Details

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

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