

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

MLS® #A2208789

**\$275,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

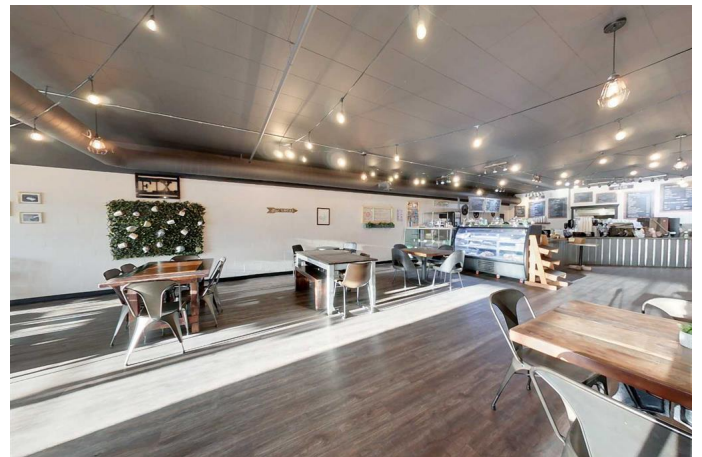
NONE, Slave Lake, Alberta

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, this setup offers endless potential to grow.

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, 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
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### **Interior**

Heating	Forced Air
Cooling	Central Air, Full

### **Exterior**

Roof	Tar/Gravel
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### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	1
Zoning	C1

### **Listing Details**

Listing Office	ROYAL LEPAGE PROGRESSIVE REALTY
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