



REDUCED PRICE

Turn-Key Coffee Shop Opportunity

Step into this cozy, ready-to-operate café in New Horizon Business Centre—a high-visibility strip mall in the growing community of Pilot Butte. This 1,596 sq. ft. space offers:

- Bright, welcoming dining area with outdoor seating
- Convenient drive-through service
- Well-equipped kitchen and organized service counter
- Private office and two washrooms
- Versatile room for meetings, study groups, or events

With immediate possession, this is an ideal opportunity for an entrepreneur or franchise operator to secure a prime location without the cost and effort of a full build-out.



Asking Price:
\$99,000



Available Area:
1,596 sf



Zoning:
Commercial & Industrial



Possession:
Immediate

For further information

Linely Schaefer

Managing Director, Broker

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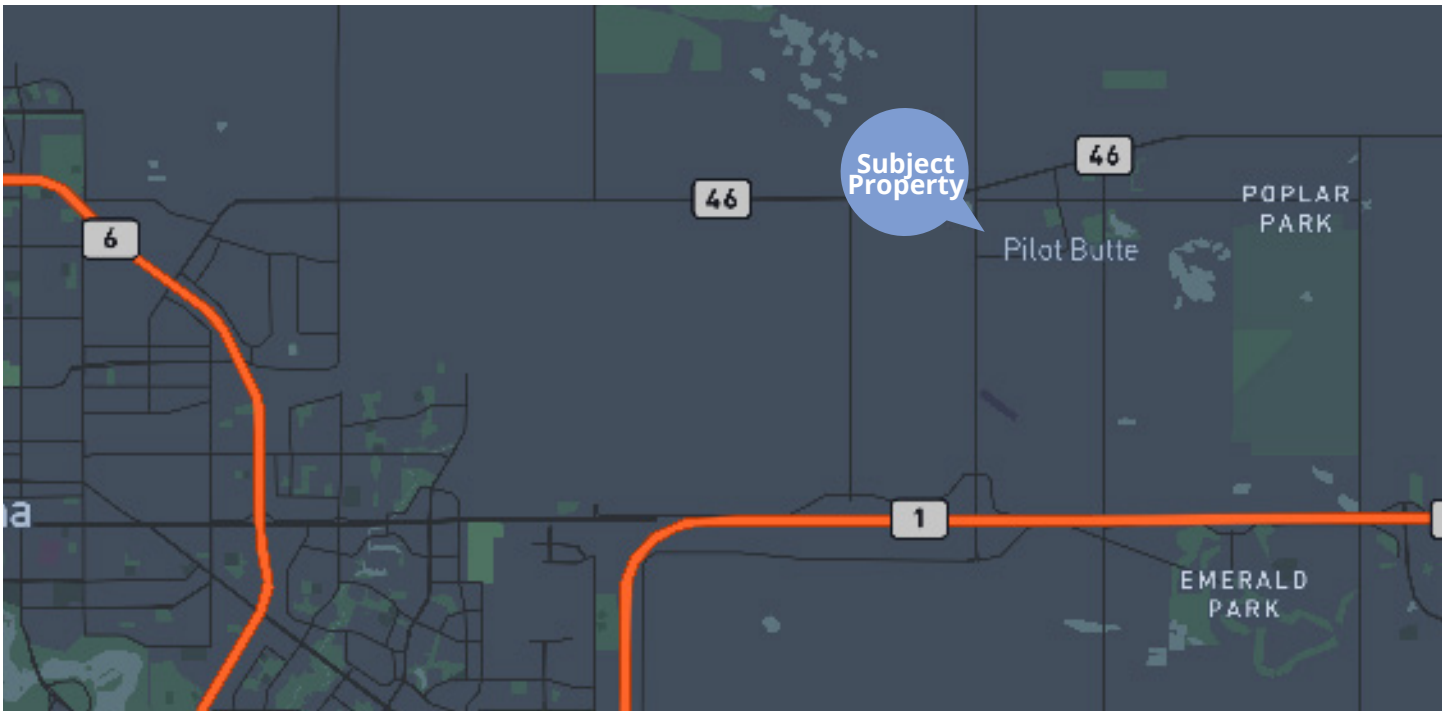
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**AVISON
YOUNG**

Business Asset Sale & Lease Takeover

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