



*Not actual image of Business for privacy purposes.

PROPERTY DETAILS

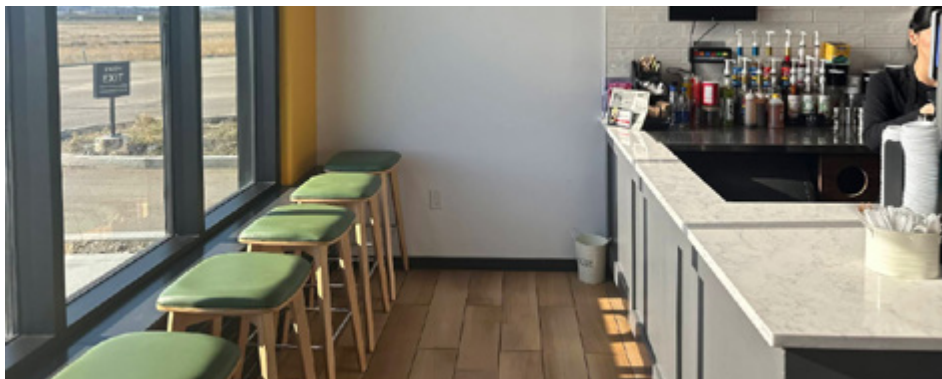
Asking Price	\$499,000
Unit Size	1,300 SF
Lease Term	Expires October 31, 2033
Current Rent	\$28 PSF with 1x 5-year Option
Op Costs	\$8.00 PSF
Total Monthly Rent:	\$3,900
Zoning	Highway Commercial

- **Turnkey Coffee Shop Business with Drive-Thru** – Fully operational with an established customer base
- **Highway 2 Exposure** – Up to 55,000 vehicles/day; prime visibility and access.
- **Co-Located with National Gas Station & C-Store** – Consistent daily traffic.
- **Part of Growing Mixed-Use Development** – Includes 12 acres of high-density residential; 3.8 acres under development.
- **Strong Local Demographics** – 35,000+ residents within 5 km, 55,000+ within 10 km.
- **Great Owner-Operator or Franchise Opportunity** – Easy entry into a proven market.



Second Cup

Franchise Opportunity - Central Alberta Community
Business + Assets



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