

\$80,000 - 418 13 Street N, Lethbridge

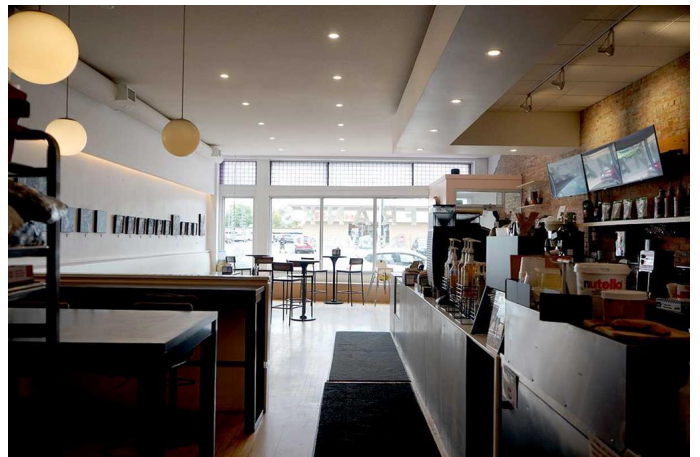
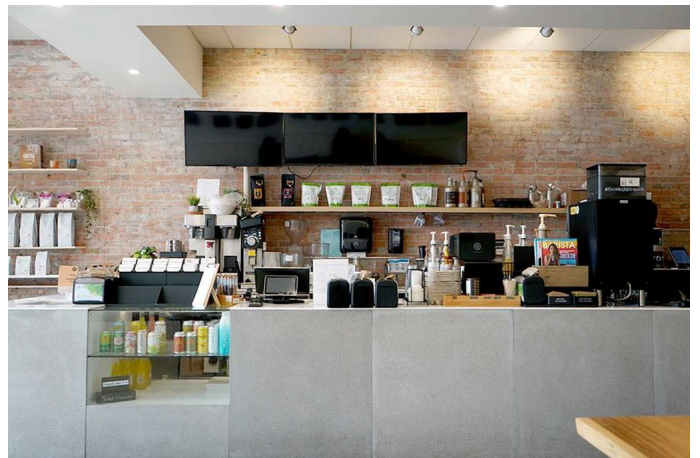
MLS® #A2259025

\$80,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Senator Buchanan, Lethbridge, Alberta

Specialty Waffle Café for Sale â€”
Lethbridge, Alberta. An outstanding opportunity to acquire a well-established and profitable specialty waffle café in the heart of Lethbridge. This charming café is known for its unique menu, including Brussels-style Belgian Waffles, Stuffed Croffles, and freshly brewed coffeeâ€”all prepared in-house using high-quality ingredients. Whether you're a first-time entrepreneur or an experienced operator, this turnkey café offers a seamless transition with immediate cash flow and exciting growth potential. â€¢ Established Brand with strong local recognition and loyal customers â€¢ Consistent Foot Traffic from regulars and new walk-ins â€¢ Fully Equipped commercial kitchen and dining area â€¢ Prime Location with excellent visibility, strong surrounding demographics, and easy accessibility â€¢ Short Operating Hours: Open Tuesday to Sunday, 9 AM â€” 3 PM (great work-life balance!) â€¢ Size: 1,500 sq. ft. â€¢ Seating: 19 indoor seats â€¢ Layout: Open dining area, large kitchen, and ample storage â€¢ Condition: Immaculate â€” no renovations required â€¢ Base Rent: Only \$2,210 + GST/month â€” excellent value for the location â€¢ Sale Type: Asset Sale Only (Includes all equipment, fixtures, and restaurant kitchen setup) Currently operating as a specialty brunch café, the space can easily be rebranded to suit various food concepts, including: â€¢ Coffee shop â€¢ Donut shop â€¢ Bakery â€¢ Pizza place â€¢ Dessert bar



â€¢Fast-casual eatery. Save thousands on build-out and equipment by acquiring this move-in ready operation.

Built in 1913

Essential Information

MLS® #	A2259025
Price	\$80,000
Bathrooms	0.00
Acres	0.00
Year Built	1913
Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

Address	418 13 Street N
Subdivision	Senator Buchanan
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 2S2

Additional Information

Date Listed	September 22nd, 2025
Days on Market	1

Listing Details

Listing Office	Maxwell Devonshire Realty
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