

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

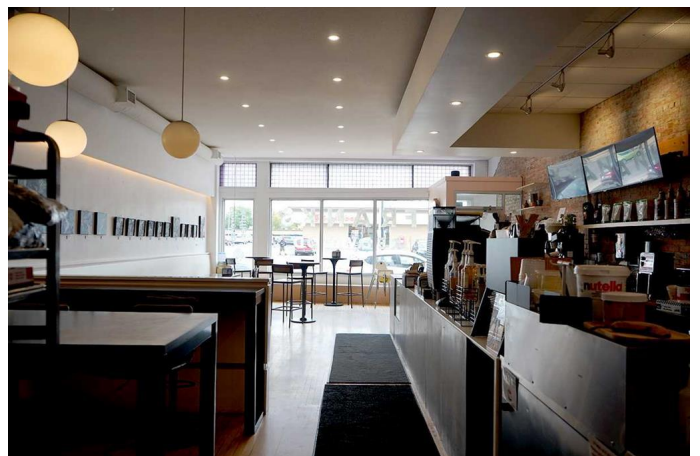
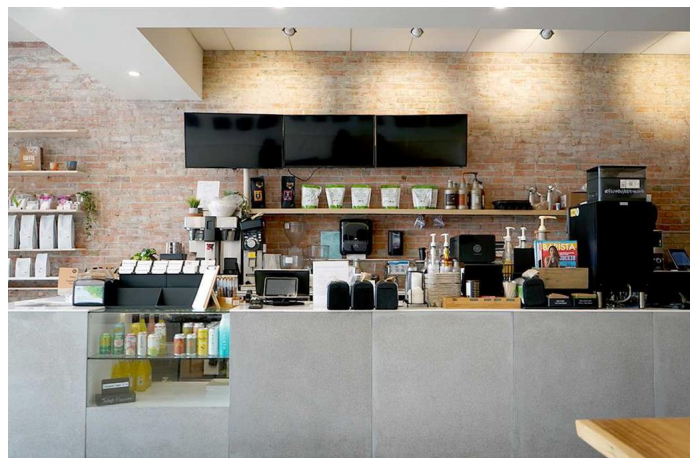
MLS® #A2259025

\$80,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Senator Buchanan, Lethbridge, Alberta

Specialty Waffle Caf   for Sale â  
Lethbridge, Alberta. An outstanding opportunity to acquire a well-established and profitable specialty waffle caf   in the heart of Lethbridge. This charming caf   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 caf   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 \$2,400 + 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 caf  , 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	12

Listing Details

Listing Office	Maxwell Devonshire Realty
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