

123 Any Street  
Okotoks, Alberta

MLS # A2047534



**\$349,999**

|             |               |
|-------------|---------------|
| Division:   | Drake Landing |
| Type:       | Business      |
| Bus. Type:  | -             |
| Sale/Lease: | For Lease     |
| Bldg. Name: | -             |
| Bus. Name:  | -             |
| Size:       | 1,452 sq.ft.  |
| Zoning:     | -             |

|             |     |                |   |
|-------------|-----|----------------|---|
| Heating:    | -   | Addl. Cost:    | - |
| Floors:     | -   | Based on Year: | - |
| Roof:       | -   | Utilities:     | - |
| Exterior:   | -   | Parking:       | - |
| Water:      | -   | Lot Size:      | - |
| Sewer:      | -   | Lot Feat:      | - |
| Inclusions: | N/A |                |   |

Visit REALTOR website for additional information. Don't miss out on a remarkable investment opportunity in Okotoks! Discover Brown Sugar Bake Shop, a turnkey cafe and bakeshop ready for new owners. For over 13 years, this well-established business has delighted customers. Recently renovated with energy-efficient equipment and lighting, the shop offers a modern ambiance. Convenient deliveries are made possible through a back door. The shop enjoys high visibility and ample parking is available right in front of the building, ensuring easy access. The restaurant spans 999 sq ft and includes two washrooms, a hallway, and a storage area, and a spacious 478 sq ft kitchen. The seller is committed to facilitating a smooth transition for the new owners and is open to sharing valuable insights for growth.