

**10003 92 Street**  
**Grande Prairie, Alberta**

**MLS # A2132668**



**\$239,000**

<b>Division:</b>	Ivy Lake Estates
<b>Type:</b>	Business
<b>Bus. Type:</b>	Food & Beverage ,Restaurant
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	Ole smokes coffee and Roastery
<b>Size:</b>	1,000 sq.ft.
<b>Zoning:</b>	CL

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	NA		

ASSET SALE , Inventory and Lease . . Can review information related to Ole smokes LICENSING and Franchising if buyer wishes to use Ole smokes name with a signed NDA. Potential to turn it into a franchise and spread the coffee love across the Peace Country!