

FOR SALE:



907 DENMAN ST, VANCOUVER

EXCELLENT OPPORTUNITY TO OWN GROWING BUSINESS !

Located on prime busy DENMAN street in the heart of Downtown Vancouver, Winter Bear is an original concept dessert and tea house spot specializing in a variety of fresh drinks and Korean dessert "bingsu" (shaved ice with real fruit and cheesecake toppings). Featuring a cozy, themed interior and a distinctive brand identity, this dessert cafe has built a loyal customer base with strong and growing annual sales! This is an exceptional opportunity to acquire a turnkey business or start your own business concept in one of Vancouver's most vibrant and high traffic locations!!!



205 2607 E 49th Avenue, Vancouver BC V5S 1J9
Sutton Group West Coast Realty - Associates Realty Inc., Brokerage
INDEPENDENTLY OWNED AND OPERATED

JEFF LAM

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No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.



**STANLEY
PARK**

**COAL
HARBOUR**

**ENGLISH
BAY**

TRAFFIC

DAILY PEDESTRIAN AVERAGE	7,885
PEAK PEDESTRIAN COUNT	15,830
VEHICULAR DAILY AVERAGE	16,000
RESIDENTS (WITHIN 3 BLOCKS OF DENMAN)	16,261

BUSINESS SUMMARY

Sale Type

Asset or Share Sale

Property

808 Sqft
 Rent: \$6,716.26/m (NNN all in)
 Lease: July 15 2027 expires (no demo)
 - Landlord open to lease extension

Price

\$149,000
 NDA REQUIRED for documents

Transition

Vendor will provide training

Popular local specialty dessert and teahouse spot!

This local favorite dessert and teahouse joint continues to grow in leaps annually in sales. Massive potential for new management to increase sales by adding to the existing menu to supplement winter months. The sale includes, brand, recipes, equipment, and current inventory on hand. The location is high traffic exposure which also opens up the flexibility to add or completely change the business concept to your desire! (subject to landlord approval/strata bylaws).

Business Details

- Annual sales \$276,000+ and growing each year
- High daily pedestrian & vehicular traffic
- Non franchise, independent and original business concept
- Possible to change to a new business concept or add on to exiting concept to increase sales



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HVAC A/C REFRIGERATORS FREEZERS 18 SEATER 1 WASHROOM

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 PROPERTIES
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