



ESTABLISHED FRENCH BAKERY



PROPERTY DETAILS

Size:	1,033 SF (+/-)
Sale Price:	\$140,000.00



PROPERTY HIGHLIGHTS

- Prime Location in one of Edmonton's busiest shopping centres
- Elegant, modern interiors with quality finishing
- Ample Parking with easy customer access
- Successful turnkey operation with all equipment, fixtures, leasehold improvements and POS system included in the sale
- Smooth transition and training available for new ownership



AREA POPULATION (within 5kms)

- 221,295 Residents
- 184,918 Daytime Population
- 3% Annual Growth (2023-2028)



AREA INCOME (within 5kms)

Average household income: \$92,954



VEHICLES PER DAY

137 Avenue NW: 25,100
138 Avenue NW: 28,400
97 Street NW: 45,400



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BAKERY & KITCHEN EQUIPMENT

2	1 Counter freezer	3	Dry rack
1	Espresso machine etc		Kitchen utensils
1	Cofee grinder		Knives
1	Water warmer	1	Shelving
1	Drip coffee machine	1	Door standar freezer
1	Glass displays	1	Salad table
1	Display cake cooler	1	Standar freezer
1	Ice machine	1	Convection oven
1	Toaster oven	1	Small toaster oven
1	Stand up glass door frezer	2	Microwave
	Tables / Chairs	1	Air fryer
	Pans / Pots	1	Panini press
1	Stainless Steel table prep	1	Bread toaster
1	Chest deep freezer	1	Stand up white freezer
1	Commercial mixer 20L	1	Storage shelvin
1	Upright Frezer	2	Door stand up cooler glass
1	Commercial dishwasher	1	Kitchen aid mix



BUSINESS HIGHLIGHTS

- Established community presence and customer base
- Strong and consistent revenue performance (details available with NDA)
- Growth opportunity: Strong product connections with access to a reliable supplier network. Utilize the existing location to introduce your own concept with minimal renovation/costs
- Well designed retail layout and back of the house production
- High demand, quality products including pastries, cakes, breads, and specialty items







"Do not approach staff members"