

# FOR SALE

## Surrey Bakeshop & Retail Cafe

Surrey, BC

MLS NUMBER C8064648

Business Sale | Confidential

Here is your opportunity to own a flagship Cafe & Retail Bakery located in a prime location of Surrey!



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**Macdonald**  
COMMERCIAL

**CORFAC**  
INTERNATIONAL

# BUSINESS SALE

## MLS NUMBER

C8064648

## ADDRESS

Contact Listing Agent

## BUSINESS TRANSACTION

Business Asset Sale Only - Business name can be included in the sale on a licence agreement for this location, or the buyer can convert to their own brand and concept. Subject to landlord approval of buyer's brand, creditworthiness, and concept.

## TYPE

Bakeshop & Cafe

## UNIT SIZE

1,175 sq. ft

## UTILITY TYPE

Electricity (Available)  
Telephone (Available)

## RENT (ESTIMATE)

\$6,000 per month  
+ applicable taxes

## ASKING PRICE

\$249,000

Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy, and without offering advice, make this submission subject to prior sale or lease, change in price or terms and withdrawal without notice.

## BUSINESS SALE OPPORTUNITY

Here's your opportunity to own a flagship café and retail bakery in a prime Surrey, BC location. This high-traffic retail space specializes in cupcakes, pastries, wedding cakes, and other bakery products, as well as high-quality coffee and beverages. Buyers can enter into a licensing agreement to use the existing brand name or bring their own concept. This is a simple-to-operate business, with the majority of food production done off-site at a wholesale location and supplied to this retail outlet.

- **Type 2 ventilation:** Suitable for baking only (no grease cooking).
- **Restrictions:** Indian restaurants are not permitted.

The space is approximately 1,175 sq. ft. and includes significant improvements, such as a seating area, display cases, baking ovens, refrigeration, and other well-maintained equipment.

The current lease expires next year, and a new 5+5 year lease is available from the landlord. The basic rent for the new lease is estimated at approximately \$6,000 per month, plus applicable taxes. NDA to be signed for more information.

## IMPORTANT NOTICE

Confidential Listing - NDA required to book a showing or request information. All showings must be coordinated through listing agent.

