

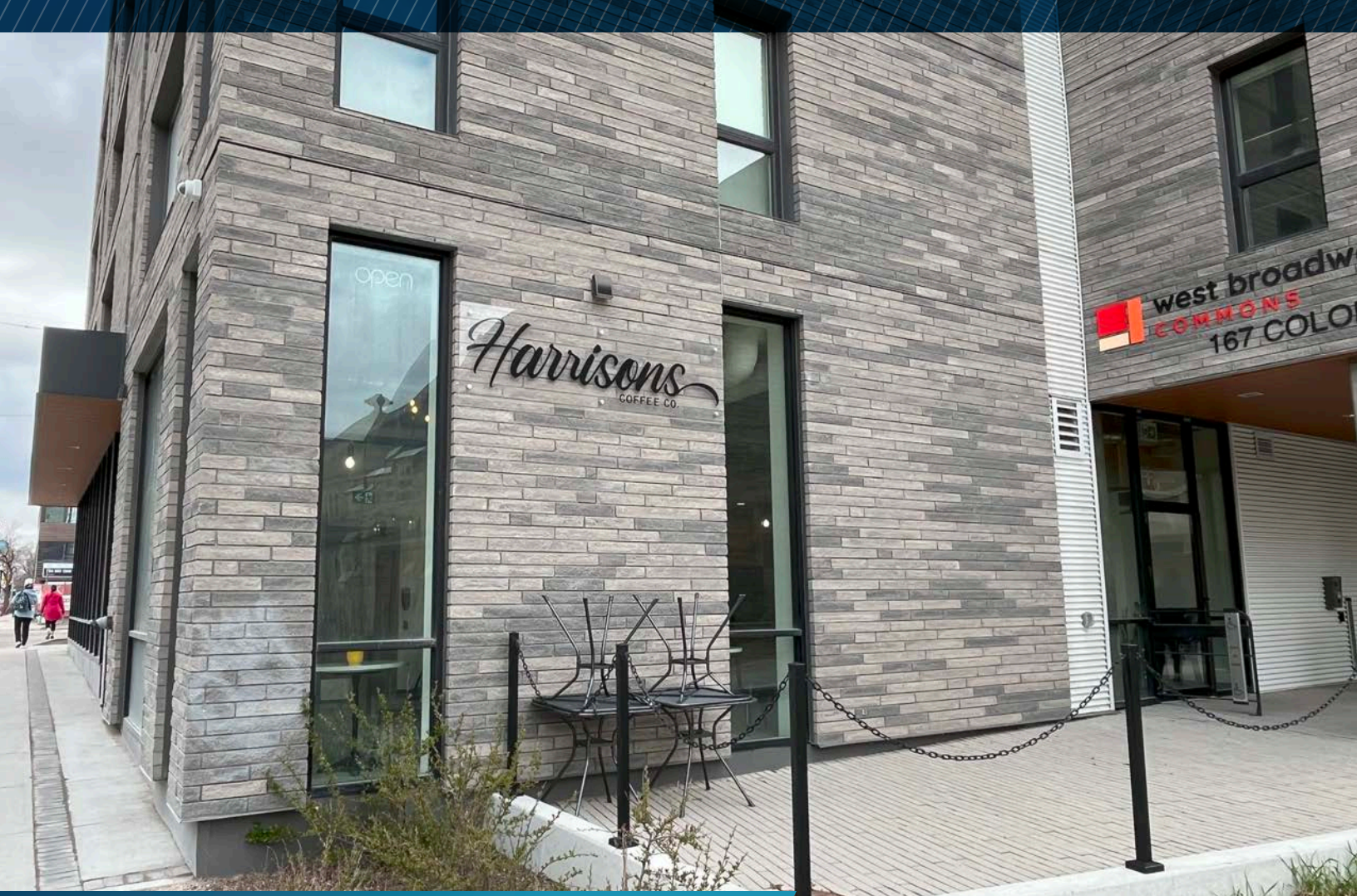
TURN-KEY COFFEE SHOP FOR LEASE



PRIME RETAIL OPPORTUNITY AT
533 COLONY STREET, UNIT 100B

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PROPERTY HIGHLIGHTS

(+/-) 790 SF AVAILABLE

*PLUS PATIO SPACE

- Completely turn-key coffee shop opportunity complete with equipment
- Brand new architecturally significant commercial space boasts high-end fixtures and feel
- Located on a high-exposure corner of Broadway near the U of W, WAG, and the Legislative Building, located across the street from the Canada Life Head Office on the periphery of Downtown.
- In the heart of a growing high-density district with over 700 units of new multi-family housing

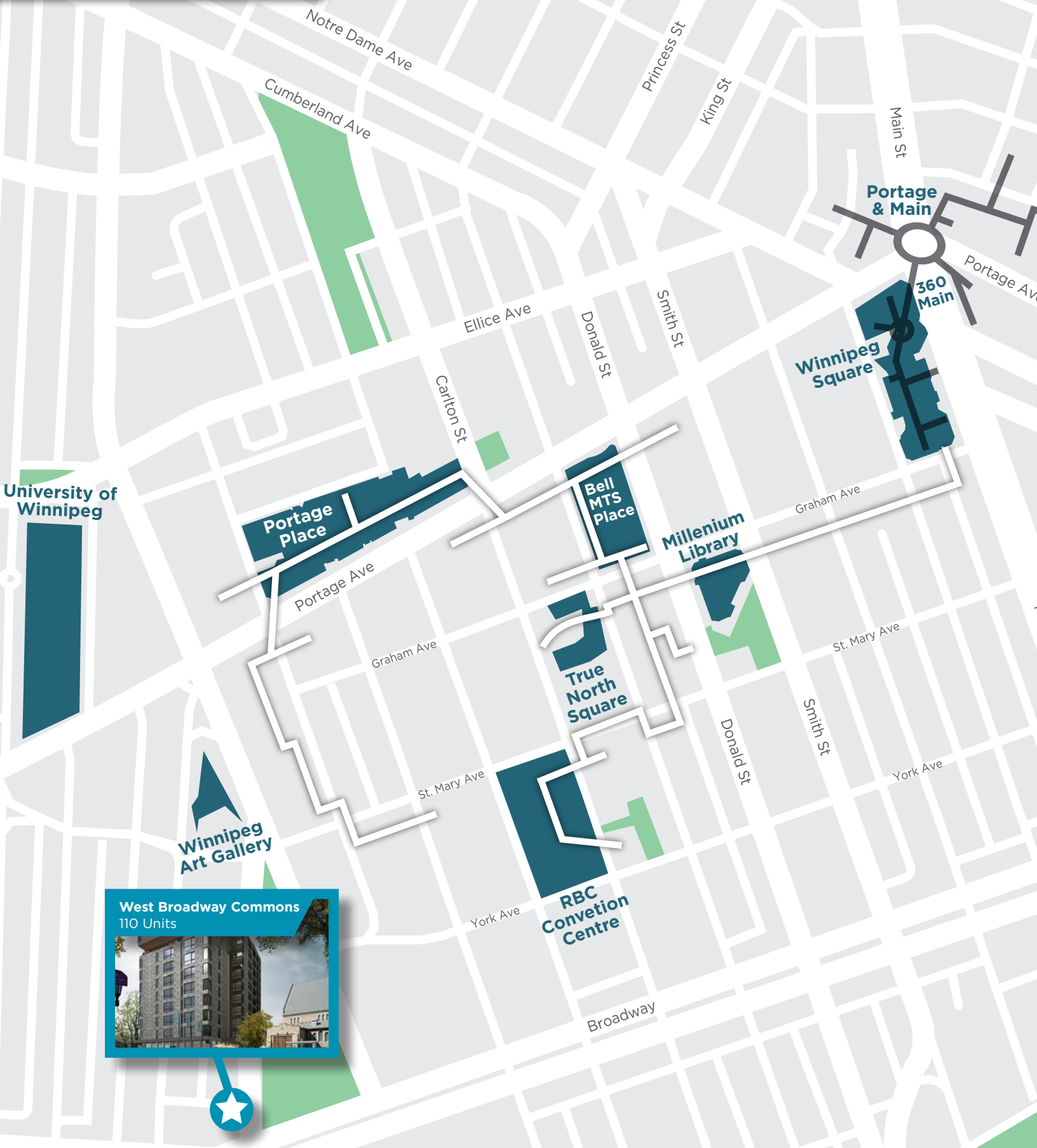
LEASE RATE

\$2,575 PER MONTH

PLUS GST & UTILITIES



AREA MAP



West Broadway Commons
110 Units



308 Colony
214 Units
*under construction



Downtown Commons
102 Units | \$31M



Sherbrook Flats
71 Units



Muse Flats
119 Units



WAG Inuit Art Centre
\$65M Investment



Urban Square
143 Units



216 Sherbrook
24 Units



545 Broadway
21 Units
*under construction



West Broadway Commons
110 Units



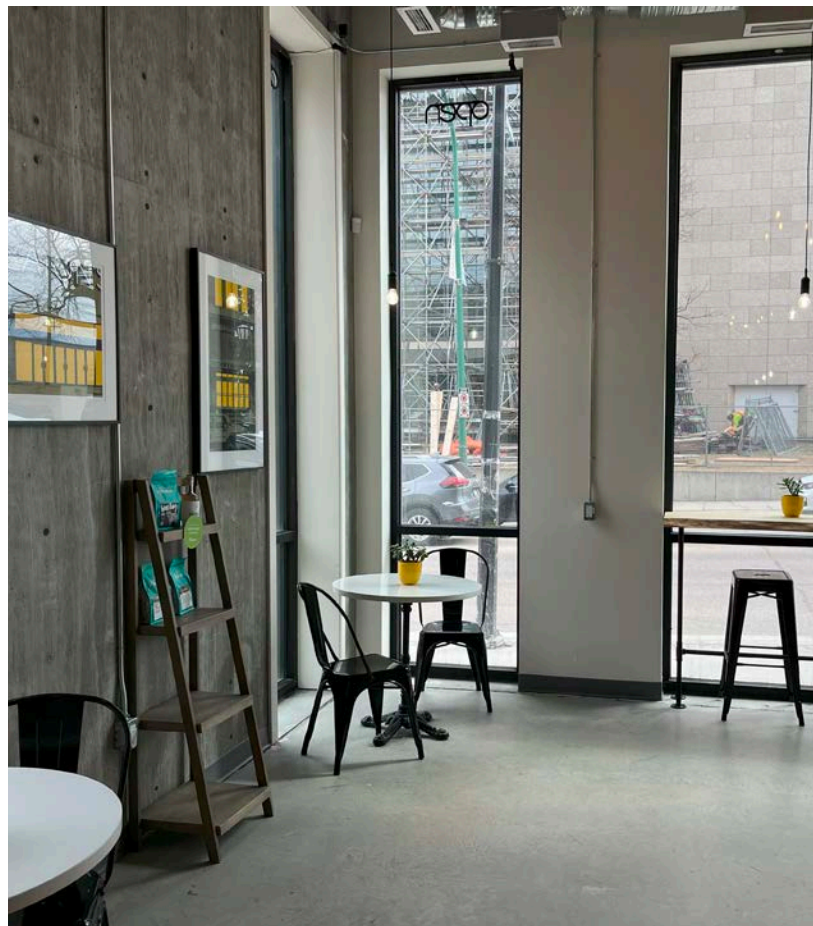
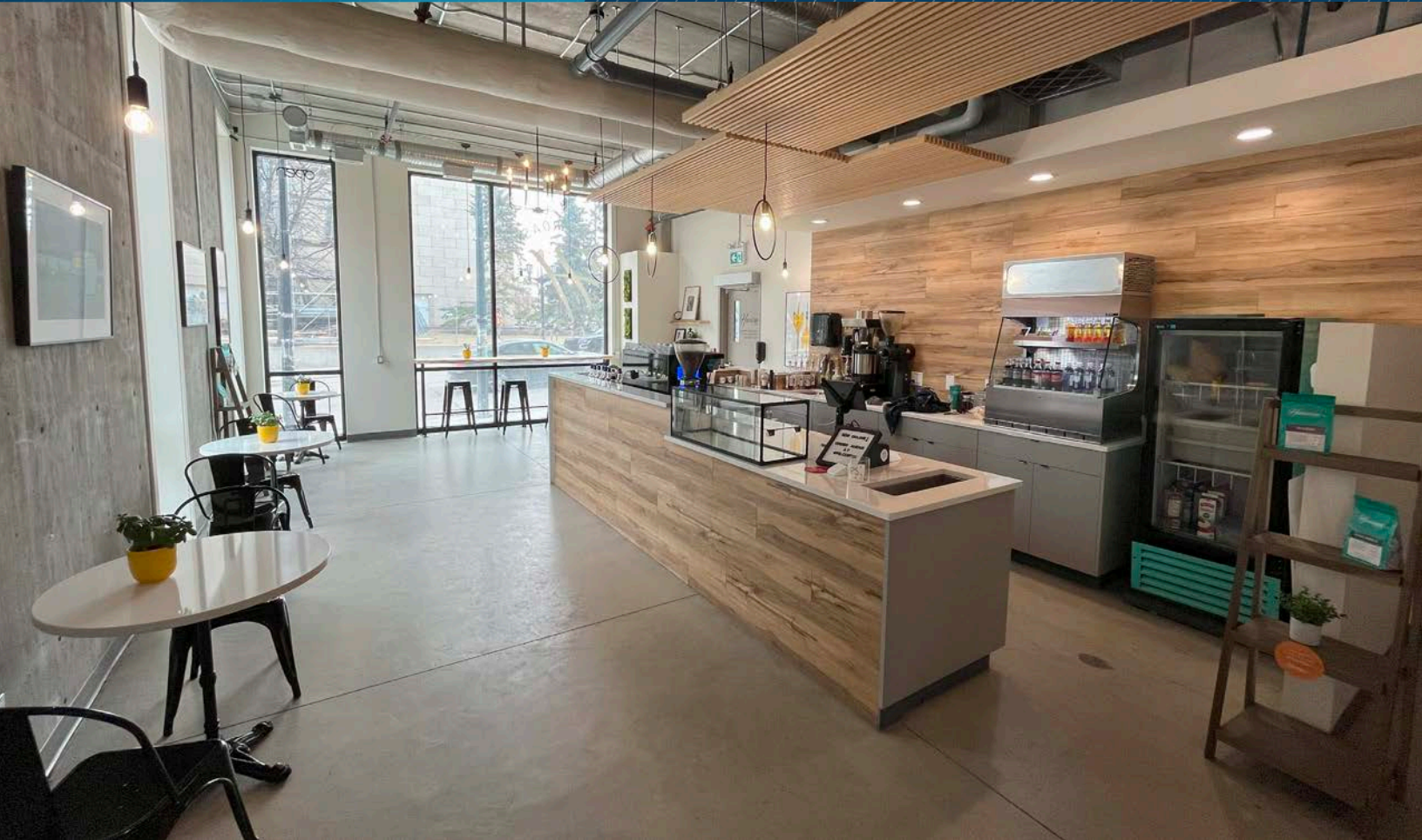
198 Sherbrook
28 Units



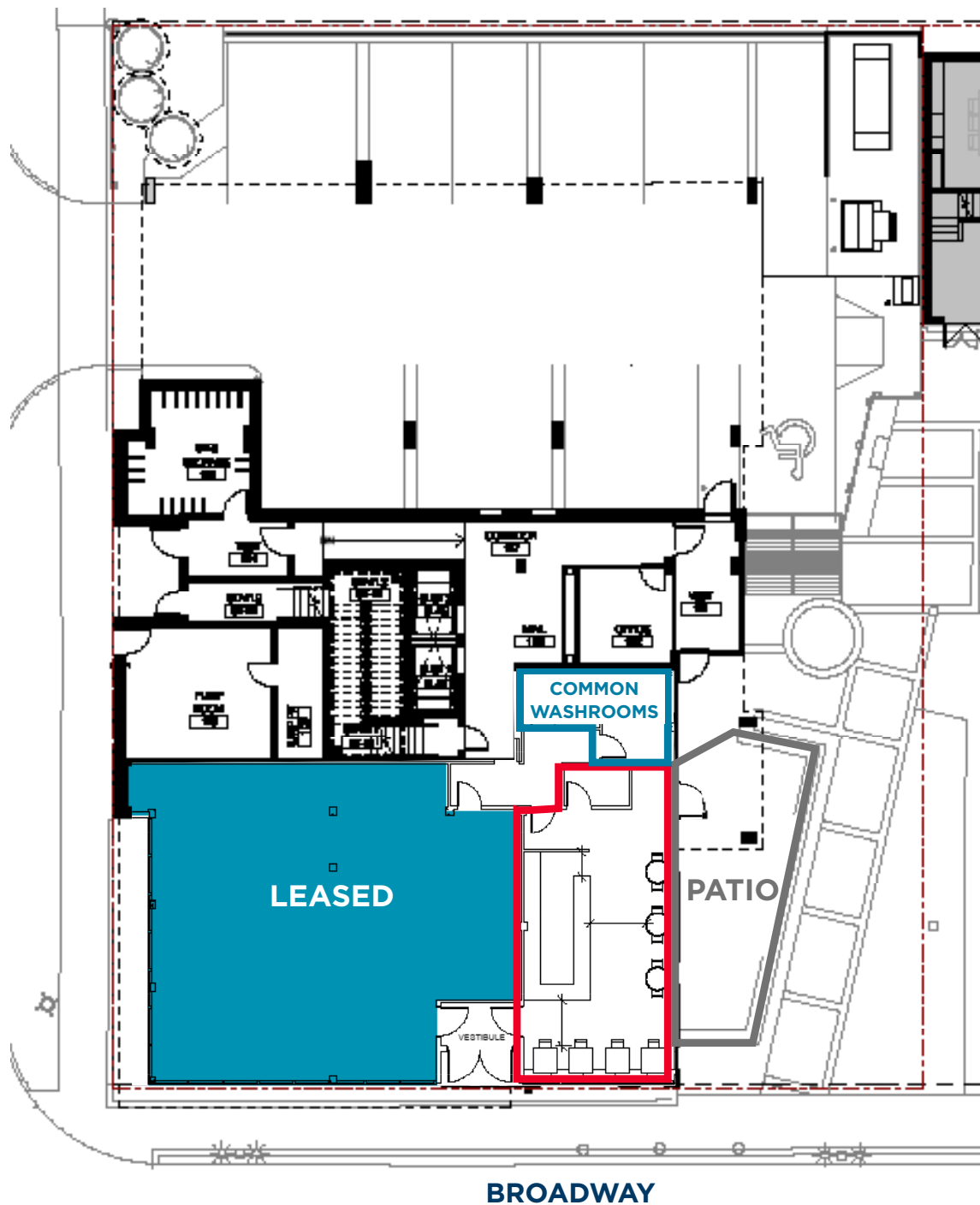
710 Westminster
44 Units



IMAGES



SITE PLAN



EQUIPMENT INCLUDED

- Elektra dual group espresso machine
- Undercounter Commercial dishwasher
- Undercounter 27" fridge
- Commercial Marco brewer and 2 pots
- Commercial Marco undercounter hot water tower
- Ipad, and POS system
- 3 marble tables
- 6 chairs, and 4 bar stools
- Countertop grab-and-go fridge
- All other equipment, inventory and personal property located at the premises





open

Harrisons
COFFEE CO.

west broadway
COMMONS
167 COLONY

CONTACT

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