



**#110, 129 Leva Avenue , Rural Red Deer County, Alberta - \$110,000**



Main Photo

## Property Description

Photos  
Coming  
Soon



P:

An exceptional opportunity to acquire the only bubble tea shop in Alberta with drive-thru service, located in the vibrant Gasoline Alley corridor. Spanning 1,492 sq. ft., this fully built-out space is designed for seamless dine-in and drive-thru operations, surrounded by a strong mix of national and local businesses that generate steady traffic to the area.

The lease is secured until May 2028 with an option to renew, offering long-term stability. Current rent is approximately \$6,290 per month with January free, plus an annual rebate from Sunreal Properties, the property management company, ranging between \$2,000 and \$3,000 each March. A low 3% royalty on sales keeps operating costs attractive, and nearly all equipment and fixtures are included in the sale, with the exception of a countertop fridge and small pizza oven belonging to the vendor.

This is an assignment of lease and sale of business only—no real property included. With no other drive-thru bubble tea competitors in Alberta, this business is uniquely positioned for growth and continued success, making it an excellent investment for an owner-operator or savvy investor. Please do not approach staff or visit the business without scheduling an appointment. NDA required for further information.

## REALTOR Referral

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REALTOR®

**Mobile:** N/A

**Email:** N/A

**Website:** <https://www.real-estate-homes.ca/>

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