

# \$229,000 - N/A, Edmonton

MLS® #E4439863

**\$229,000**

0 Bedroom, 0.00 Bathroom,  
Business on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Cafe Delicia is a vibrant and inviting coffee shop nestled in the heart of downtown. We proudly serve students and local residents who appreciate high-quality coffee and snacks in a convenient, welcoming environment. Ideally located near MacEwan University and surrounded by numerous high-rise buildings, Cafe Delicia benefits from a strategic location, efficient operations, and a dedicated team—positioning us for sustained growth and success in a competitive market.

Built in 2023

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4439863  |
| Price      | \$229,000 |
| Bathrooms  | 0.00      |
| Acres      | 0.00      |
| Year Built | 2023      |
| Type       | Business  |
| Status     | Active    |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | N/A                 |
| Area        | Edmonton            |
| Subdivision | Downtown (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |



|             |         |
|-------------|---------|
| Province    | AB      |
| Postal Code | T5K 2H4 |

### Exterior

|              |             |
|--------------|-------------|
| Exterior     | See Remarks |
| Construction | See Remarks |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 17             |
| Zoning         | Zone 12        |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 15th, 2025 at 10:47pm MDT