

5694 12TH AVENUE, TSAWWASSEN
WOOD "N" FROG COFFEE COMPANY

**BUSINESS
SALE**



WILLIAM | WRIGHT

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BUSINESS SALE

Turnkey Café Business Opportunity in Tsawwassen

Rare opportunity to acquire a profitable, well-established café in the heart of Tsawwassen. Successfully operating since 2012, this much-loved community business has built a strong local following through its welcoming atmosphere, consistent quality, and established neighbourhood presence.

Recognized by readers of the *Delta Optimist* as one of Tsawwassen's best cafés over multiple years, the business enjoys an excellent reputation supported by loyal customers, positive word of mouth, and strong social media ratings.

The café is known for its quality offerings, including small-batch roasted organic coffee beans, unique barista-crafted beverages, house-baked pastries, and a solid selection of tasty menu items. Friendly, attentive service creates an inviting experience for both regular customers and first-time visitors.

Located in a high-visibility position on the way to Centennial beach, the business occupies approximately 1,300 sq. ft. of character-filled space with a charming street-side patio. The location benefits from steady local traffic, strong community awareness, and relatively low rent for a prime Tsawwassen setting.

The current owners are ready to retire, creating an excellent turnkey opportunity for a new owner-operator or investor seeking an established concept with goodwill, infrastructure, and immediate cash flow already in place.

There is further potential to grow the business through extended operating hours, expanded menu offerings, catering services, or enhanced retail and promotional initiatives.

The sale includes furniture, fixtures, equipment, branding, and goodwill. The business operates under an existing lease, with assignment subject to landlord approval. A liquor licence is also in place.

Confidentiality agreement required for further details. All inquiries must be directed through the listing agent only. Showings are by appointment only. Please do not approach staff directly.

Don't miss this opportunity to own a thriving, community-focused café with an established brand, loyal customer base, and meaningful growth potential.

Property Features



**Profitable Turn Key Cafe
Business**



**Well Established In The
Community For 14+ Years**



**± 1,300 SQFT of character-filled space
with a charming street-side patio**



**4.6 Stars on
Google Review**

Salient Facts

Size	+/- 1,299 SQFT
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Zoning	CD-400
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Gross Rent	\$4,220.38
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Gross Annual Sales	+/- \$750,000
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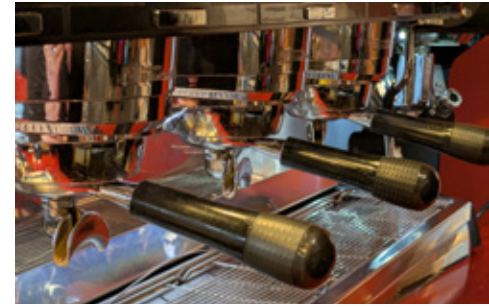
Net Annual Profit	+/- \$100,000
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Renewal Options	1 X 5 Years
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Deposit	\$3,532.94
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Occupancy	30 Seats
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Price	\$230,000
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FOR MORE INFORMATION CONTACT

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