

# The Steaming Cup

122 2nd Street West Brooks, AB



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403 793 1691

The **Steaming Cup Cafe** and the building in which it operates from are both for sale as a package. Contact the owner for financial details:

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The building is a heritage, two-story building with a one bedroom plus office/den apartment on the upper level. The apartment has been continually rented with quality tenants. It was renovated in 2012 and has a great vintage atmosphere with all of the current amenities such as insuite laundry, full bathroom, fridge, stove and dishwasher. The Steaming Cup utilizes the main floor and basement level for its operations. There is off street parking for the apartment tenant and the business owner at the back of the shop. The business is situated in the heart of Downtown Brooks along the main street filled with boutique stores. These stores compliment the café and vice versa.

Numerous upgrades to the building have been performed since it was purchased. There has been a new air conditioner (2022), new hot water tank (2021), and new high efficiency furnace installed (2014). Windows and doors at the shop front entrance have been upgraded (2012) and a new metal roof was installed in 2022.

The Steaming Cup has proven to be a successful, profitable business since opening in 2009. The shop sells specialty coffee, tea, bubble tea and smoothies in addition to light lunches and home-style treats in a quick service format. There is seating for 20+ as well as a 6-seat back patio and a 12-seat seasonal front patio.

The shop is filled with a variety of retail items including freshly roasted coffee beans, teas, flavouring syrups and more. The Steaming Cup also makes Fresh Fruit Bouquets and is the first and only business offering this service in Brooks. In addition to the shop selected retail, there is also a curation of consignment items such as art pieces, jewellery, soaps and other unique handcrafted items from over 30 different artists. These items are displayed and sold on commission. Not only do these items contribute to the sales of the business, but also offer an everchanging retail display and dining room ambience. The Steaming Cup has become known as a place to find local unique items.

The Steaming Cup has experienced continuous sales growth with its current business operation. Hours of operation are currently Monday to Friday 7:30am to 5pm and Saturdays 8am to 4pm. The business is currently closed on Sundays and holidays. Addition of hours of service and days open are a possibility for a new owner.

New equipment upgrades include a commercial dishwasher, quick heat oven and espresso machine. Upgrades to the basement kitchen and storage area were recently completed and include a new triple wash sink, oven and improved flooring and storage.

This business and building offer would be a great fit for an owner/operator couple who would like a proven business plan with room for growth. The owner could continue to rent out the upper apartment or choose to use this as their personal residence.

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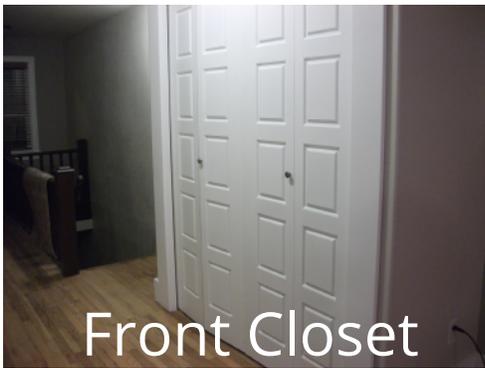
# Apartment



Kitchen



Bathroom



Front Closet



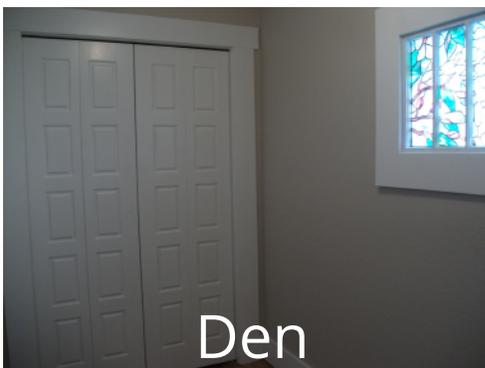
Living Room



Bedroom



Bedroom Closet



Den



Laundry