

Blackstone

For Sale

Unit 102, 426 5 Avenue SE | High River AB
Charming UK-Inspired Café with Loyal Clientele

British Tea House



Unit 102, 426 5 Avenue SE, High River AB

Charming UK-Inspired Café with Loyal Clientele

PROPERTY DETAILS

Asking Price	\$100,000
Unit Size	1,243 SF
Net Rate	\$1,346.50 + GST/month
Op Costs	\$621/month
Availability	October 1, 2025
Parking	Surface

- Turnkey British-style tea house in central High River
- Includes all assets: equipment, branding, inventory
- Cozy, family-friendly space w/ toys, baby change station, free Wi-Fi
- Menu features hot meals, snacks, sweets, drinks & imported UK goods
- Retailer of British Banger Co. products (Okotoks-based sister biz)
- Loyal local following + tourist traffic
- High-visibility location w/ ample parking
- Located in scenic High River – 68 km south of Calgary
- Ideal for hands-on owner/operator
- Includes name, recipes, customer base & goodwill
- Owner open to transition support



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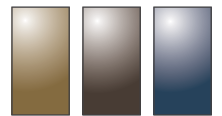
Unit A210
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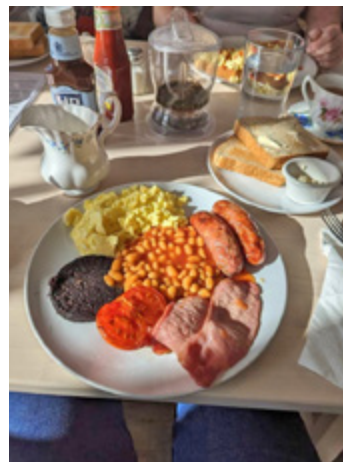
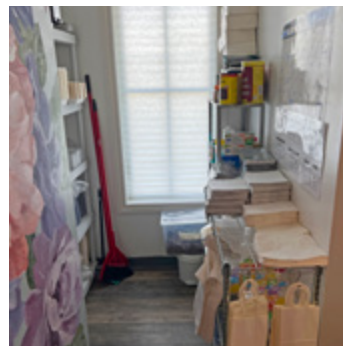
For Sale Business Assets

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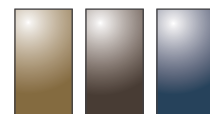
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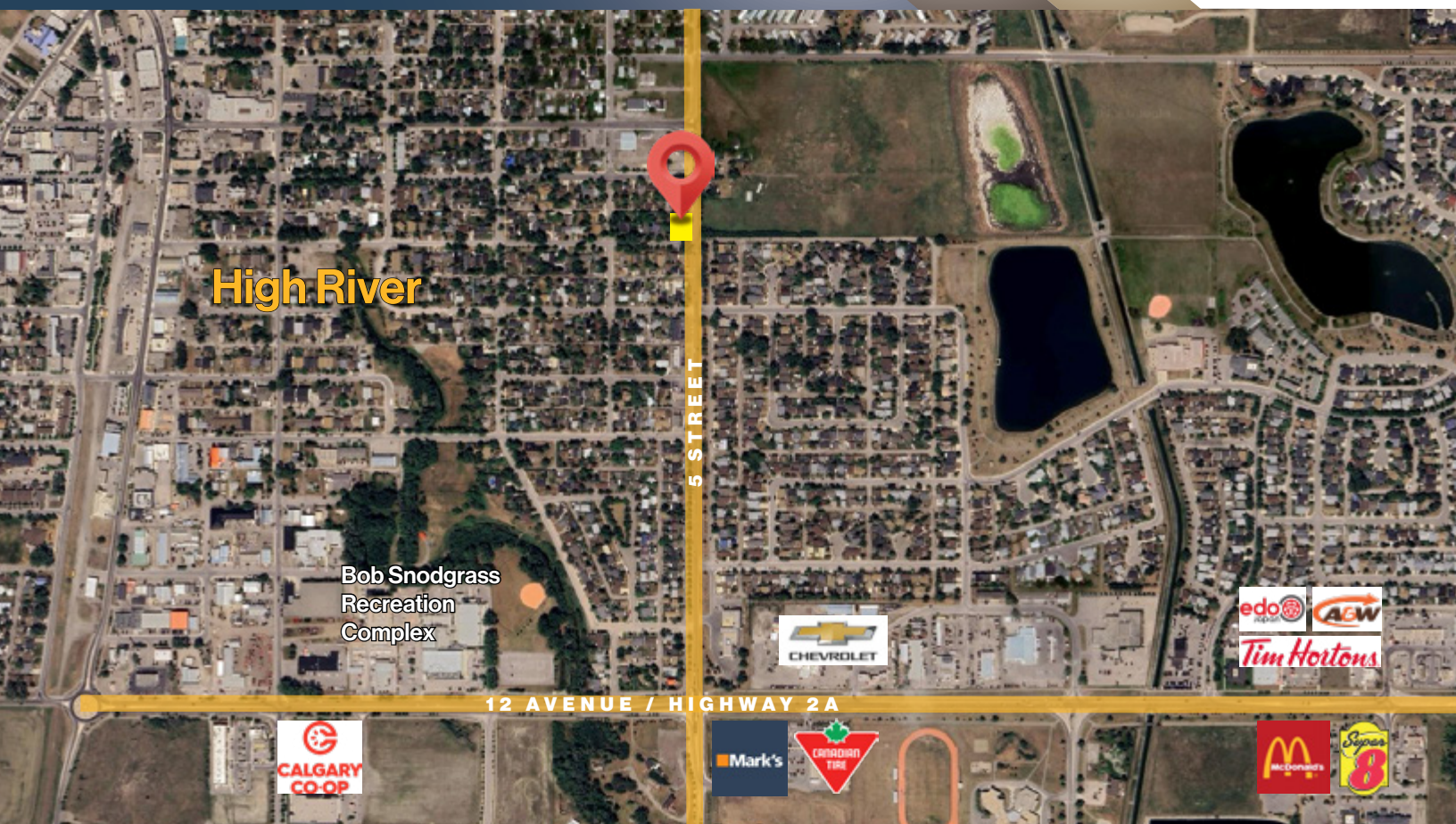
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NEIGHBORHOOD
High River



POPULATION
12,683



MEDIAN AGE
44.1



HOUSEHOLD INCOME
\$73,625



TRAFFIC COUNT
8,416 VPD
Highway 2A & Township Rd 200 N



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For more information, please contact one of our associates.

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