

Blackstone
Commercial Real Estate Services Inc.

FOR SALE Business Assets

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

JUST REDUCED



Unit 102, 426 5 Avenue SE, High River AB

Charming UK-Inspired Café with Loyal Clientele

PROPERTY DETAILS

Asking Price	\$100,000 \$75,000
Unit Size	1,243 SF
Net Rate	\$1,346.50 + GST/month
Op Costs	\$621/month
Availability	October 1, 2025
Parking	Surface

- Turnkey café-style space in central High River
– **business assets only** for sale
- Sale includes all equipment, fixtures, furnishings & inventory
- Warm, family-friendly interior with toys, baby change station & free Wi-Fi
- Ideal setup for a café, bakery, tea shop, or light food & beverage concept
- High-visibility location with excellent street presence and ample parking
- Popular stop for locals and visitors in charming downtown High River
- Located just 68 km south of Calgary in a scenic, growing community
- Great opportunity for a hands-on owner/operator to make it their own
- Seller open to providing transition support



Mahmud Rahman VP /Associate

P 403.930.8651

E mrahman@blackstonecommercial.com

Davin Rowe Business Strategy Advisor

P 587.896.1142

E drowe@blackstonecommercial.com

Peter Seto Associate

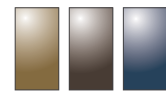
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E pseto@blackstonecommercial.com

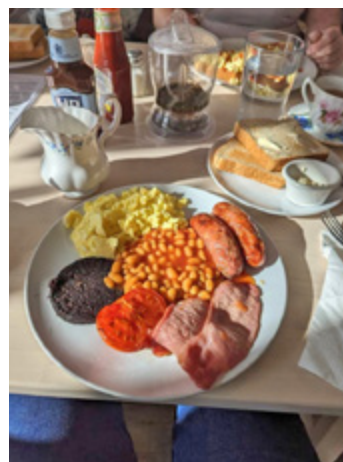
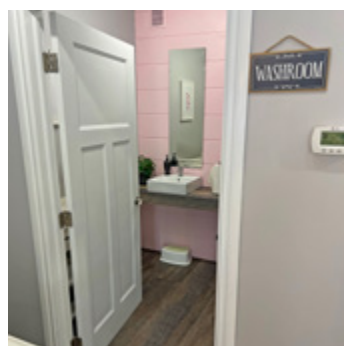
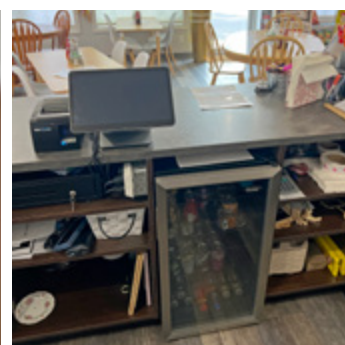
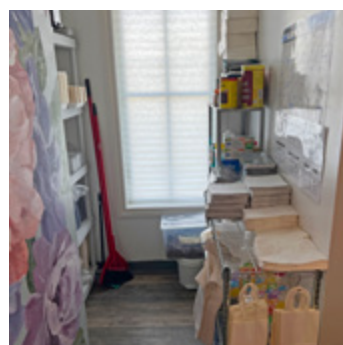
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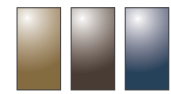
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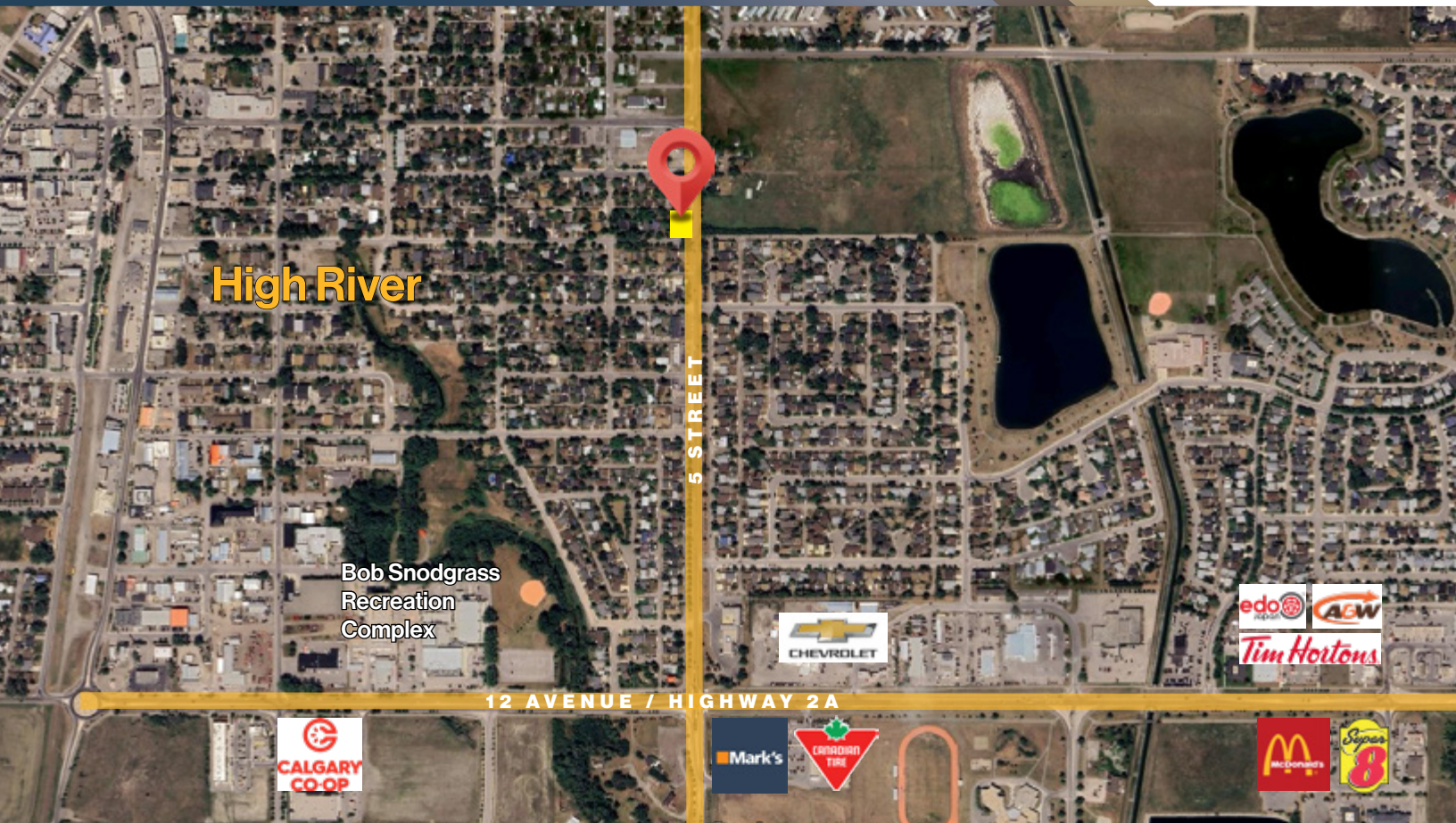
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NEIGHBORHOOD
High River



POPULATION
12,683



MEDIAN AGE
44.1



HOUSEHOLD INCOME
\$73,625



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



BlackstoneCommercial.com

Unit A210
9705 Horton Road SW
Calgary, Alberta T2V 2X5
P 403.214.2344

For more information, please contact one of our associates.

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