

**Blackstone**

# FOR SALE Business Assets

Unit 102, 426 5 Avenue SE | High River AB

**Charming UK-Inspired Café with Loyal Clientele**



## 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 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



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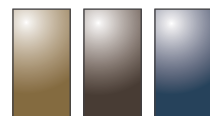
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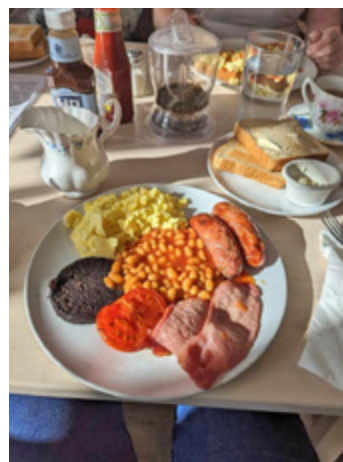
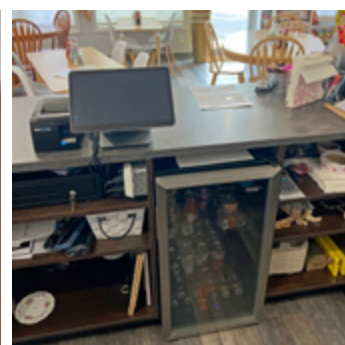
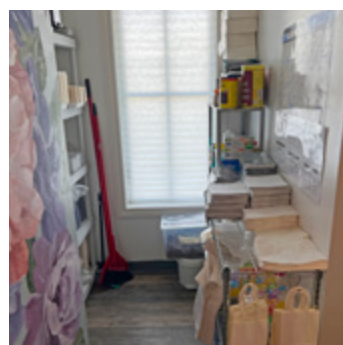
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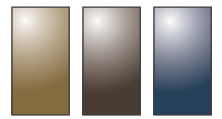
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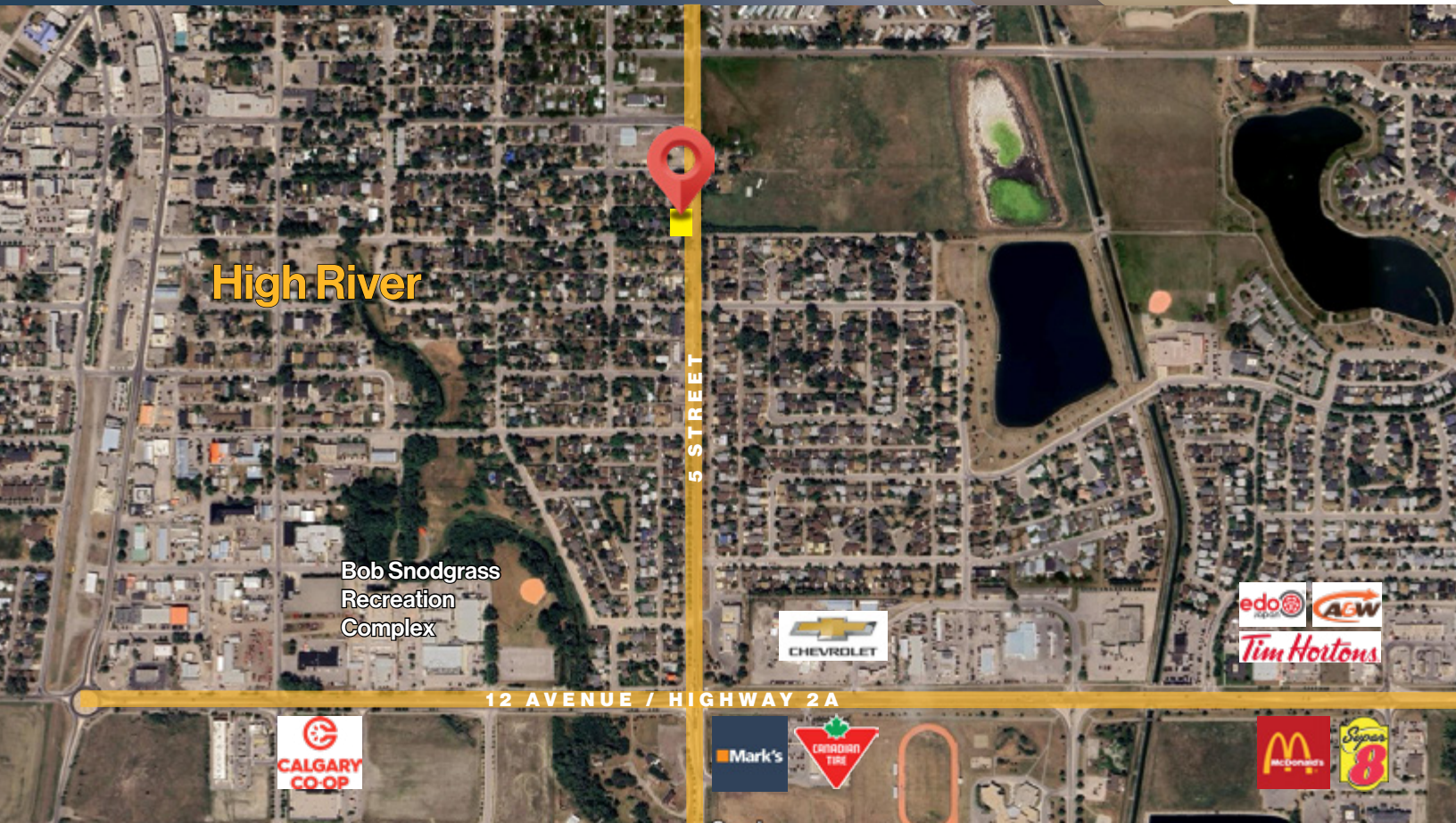
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**NEIGHBORHOOD**  
High River



**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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