



4208 Pleasantview Dr
High Prairie, Alberta

MLS # A2269187

\$84,900

Division: NONE

Type: Business

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,180 sq.ft.

Zoning: General Industrial



Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: see Asset List

An exceptional opportunity awaits to revive and own a piece of the community's fabric with the acquisition of The Spotted Fawn Coffee Cafe assets. This turnkey business package comes with all the essential, high-quality commercial equipment you need to launch your dream cafe, including the espresso machine, grinder, brewers, tables, chairs, refrigeration units, POS, and more: all in place and ready for your next chapter. While the shop is currently not operational, it presents a unique blank canvas for a new owner to revitalize a beloved brand in a prime location. Benefit from the existing infrastructure and bypass the significant costs and delays of sourcing equipment, allowing you to focus your investment on crafting a fresh vision and re-igniting the community's passion for a local coffee house. This is your chance to build upon a solid foundation and put your own stamp on a promising neighborhood establishment with a favorable lease now available for the new owner. Kitchen photos available upon request. Call, email, or text today to find out more!