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## 4208 PLEASENTVIEW DR FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
High Prairie, Alberta



**Listing ID:**  
32765


**MLS ID:**  
A2269187

**\$84,900**



 **MISTY GAUDET**  
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 780-523-0186

 4208 Pleasentview Dr , High Prairie , Alberta T0G 1E0

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 147	<b>Zoning</b> General Industrial
<b>Subdivision</b> NONE	<b>Year Built</b> 1980	<b>Structure Type</b> Mixed Use
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business	<b>Legal Plan</b> 9022609
<b>Building Area (Sq. Ft.)</b> 1180.00	<b>Building Area (Sq. M.)</b> 109.62	<b>Inclusions</b> see Asset List
<b>Restrictions</b> None Known	<b>Reports</b> None	

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 café, 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!

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