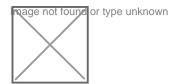


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **BED & BREAKFAST, RESTAURANT FOR SALE**

Businesses and Franchises for Sale > Business for Sale



**Location**Cardston, Alberta

Listing ID:

26825

MLS ID: A2177858

\$999,990



△ GORD HYLAND

**(403)** 703-7827

**403-253-5678** 

🛍 173 7 Avenue W, Cardston , Alberta T0K0K0

**Transaction Type** 

For Sale

**Days On Market** 

343

**Business Name** 

Cobblestone Manor

**Business Type** 

Bed & Breakfast, Restaurant

Zoning

R-11 R-13

Subdivision

NONE

Year Built

1889

Structure Type Mixed Use Property Type Commercial

Building Area (Sq. Ft.)

Lot Size (Acres)

**Property Sub Type** 

Mixed Use

Legal Plan

Commercia

7710921

5984.00

Building Area (Sq. M.)

555.93

Inclusions

Lot Size (Sq. Ft.)

0.74

32234

Reports

Call Listing Agent

Restrictions
Historic Site

RPR with Compliance, Site Plans, Title

PRICE REDUCED on this Historic Cardston Gem on 0.74 Acres – A Rare Opportunity! Step back in time with one of Cardston's original homes, a property rich in history and charm. Designated an Alberta Historic Resource, this unique estate beautifully preserves its heritage while offering modern functionality. The Manor • Construction & Craftsmanship: Built between 1889 and 1929 by Henry Hoet, a Belgian finishing carpenter, using local river rocks, rare hardwoods, and vibrant stained glass. • Unique Details: o Intricate ceiling tiles crafted from rare wood remnants from the Alberta Mormon Temple and the iconic Prince of Wales Hotel in Waterton Park. o Tiffany lights and custom bookshelves imported from Italy in the 1920s. • Layout: o Three dining rooms, a commercial kitchen, reception area, and washrooms, o Private owner's suite with a main-floor primary bedroom (with ensuite), a kitchen, laundry, office, and two upstairs bedrooms with a shared bathroom. • Ambiance: Featuring three fireplaces, the manor exudes timeless charm and is ideal for weddings, corporate retreats, or special events, with seating for up to 95 guests. B & B Building • Two distinct suites designed for short- or long-term rentals: o Main Floor: Two bedrooms, two bathrooms, kitchen, living room, and sauna. o Upper Floor: Two bedrooms, one bathroom, and a rooftop patio overlooking the grounds. Business Potential The on-site restaurant currently operates a twice-weekly buffet but has ample room for expansion. It's perfect for hosting birthdays, anniversaries, funerals, corporate meetings, or retreats. Its rich history and cozy ambiance make it a "special place" ideal for visitors and locals alike. Located in picturesque Cardston, this property offers endless opportunities: as a thriving business, a stunning private residence, or both. Whether you envision an event venue, boutique accommodations, or a cherished family home, this oneof-a-kind property is ready for its next chapter. Don't miss the chance to own this piece of Alberta's history!

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