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## 111 1 AVENUE S FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Cou tts, Alberta

**Listing ID:**  
32838

**MLS ID:**  
A2270174

**\$675,000**



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 111 1 Avenue S, Cou tts , Alberta T0K 0N0

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 191	<b>Zoning</b> Commercial
<b>Subdivision</b> NONE	<b>Building Type</b> Commercial Mix	<b>Year Built</b> 1960
<b>Structure Type</b> Multi Unit	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use
<b>Legal Plan</b> 204BD	<b>Building Area (Sq. Ft.)</b> 7082.00	<b>Building Area (Sq. M.)</b> 657.93
<b>Foundation</b> Poured Concrete	<b>Cooling</b> Central Air	<b>Heating</b> Forced Air,Natural Gas
<b>Lot Features</b> Back Lane,Level,Low Maintenance Landscape	<b>Access to Property</b> Accessible to Major Traffic Route,Back Alley Access,Direct Access,Paved Road	<b>Inclusions</b> List to be supplied, all restaurant related equipment and furnishings for the B&B suites, washer and dryers.
<b>Restrictions</b> None Known	<b>Reports</b> Chattel/Equipment,Floor Plans	

Unique opportunity to own a restaurant with full living quarters, along with 3 Bed and Breakfast suites. The Hills of Home Cafe and B&B consists of a 35 seat fully equipped restaurant, full living quarters with 3 bedrooms, 2 bathrooms, private deck and single car attached garage, 3 fully furnished B&B suites varying in sizes, all with own 4pc bathrooms. Large conference area with kitchen and office space with access to a separate 2 pc bathroom. The property also has a full basement. Located right off the main corridor at the US/Canada border crossing. This is a one of a kind property with great revenue potential, extremely well maintained with views of the Sweet Grass Hills.

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