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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

\$725,000



 **CANDICE SCHMID**
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 **BERNIE SCHMID REALTY LTD.**
 403-642-7033

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

Transaction Type

For Sale

Days On Market

64

Zoning

Commercial

Subdivision

NONE

Building Type

Commercial Mix

Year Built

1960

Structure Type

Multi Unit

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

204BD

Building Area (Sq. Ft.)

7082.00

Building Area (Sq. M.)

657.93

Foundation

Poured Concrete

Cooling

Central Air

Heating

Forced Air,Natural Gas

Lot FeaturesBack Lane,Level,Low Maintenance
Landscape**Access to Property**Accessible to Major Traffic Route,Back
Alley Access,Direct Access,Paved Road**Inclusions**List to be supplied, all restaurant related
equipment and furnishings for the B&B
suites, washer and dryers.**Restrictions**

None Known

Reports

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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