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## 111 1 AVENUE S FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Coutts, 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, Coutts , Alberta T0K 0N0

**Transaction Type** 

For Sale

**Days On Market** 

1

Zoning

Commercial

Subdivision

NONE

**Building Type** 

Year Built

Commercial Mix

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 Features

Back 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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