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50 N MAIN STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Hill Spring, Alberta

Listing ID:
34536

MLS ID:
A2294607

\$425,000



 **TOBIN WOOD**
 (403) 332-1924

 SUTTON GROUP - LETHBRIDGE
 403-320-6411

 50 N Main Street , Hill Spring , Alberta T0K 1E0

Transaction Type For Sale	Days On Market 62	Zoning Commercial
Subdivision NONE	Nearest Town Hill Spring	Building Type Street Level Storefront
Year Built 2023	Structure Type Retail	Property Type Commercial
Property Sub Type Business	Legal Plan 8910222	Building Area (Sq. Ft.) 4096.00
Building Area (Sq. M.) 380.53	Roof Metal	Access to Property Gravel Road,Paved Road
Inclusions N/A	Restrictions None Known	Reports None

Located in the welcoming hamlet of Hillspring, just a short drive from Waterton Park and surrounded by popular camping destinations, this versatile commercial property offers exceptional opportunity in a community ready for growth. Currently operating as the Ranch House Restaurant and convenience store, this building has been successfully run year-round for the past 3 years. The Business has a license to serve alcohol. While the business itself is not advertised in the sale, it can be sold with the building. The building replacement cost is more than the asking price, and the property is advertised based on that building value and its potential. The Seller is not putting the value of the business in the asking price. He is trying to sell the building. The property can be purchased fully equipped for continued restaurant use, or the equipment can be removed to suit your vision. With no existing gas station or competing food services in the area, Hillspring presents a unique gap in the market. The seller is also open to offering the adjacent lot at an attractive price—ideal for a future gas station, with interest already expressed by potential partners. Whether you're looking to establish a restaurant, retail space, or develop residential units or vacation rentals, this property offers flexibility and strong potential. Priced below replacement cost, it's a rare chance to invest in a growing rural community with untapped demand. Great opportunities await in Hillspring.

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