



111 1 Avenue S  
Coutts, Alberta

MLS # A2270174

**\$725,000**



**Division:** NONE

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** Hills of Home Cafe and B&B

**Bus. Name:** -

**Size:** 7,082 sq.ft.

**Zoning:** Commercial

**Heating:** Forced Air, Natural Gas

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** Back Lane, Level, Low Maintenance Landscape

**Inclusions:** List to be supplied, all restaurant related equipment and furnishings for the B&B suites, washer and dryers.

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.