



GRASSROOTS
REALTY GROUP

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111 1 Avenue S
Coutts, Alberta

MLS # A2270174



\$675,000

| | |
|--------------------|----------------------------|
| 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.