



GRASSROOTS
REALTY GROUP

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50 N Main Street
Hill Spring, Alberta

MLS # A2294607



\$425,000

Division:	NONE
Type:	Business
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	4,096 sq.ft.
Zoning:	Commercial

Heating: -

Floors: -

Roof: Metal

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

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.