



**448 4 Street W
Coutts, Alberta**

MLS # A2051596



\$200,000

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	2,266 sq.ft.
Zoning:	Commercial

Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	N/A

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	-

Great opportunity! Located right off the highway, making this a great opportunity for new businesses! The huge restaurant space is perfect for a quick stop for food and drink before crossing the border. The main floor has already been developed into a restaurant, complete with huge bar area and a kitchen space, with pool tables and TV's installed to relax a little, perfect for truckers coming and going. The basement and the loft area are undeveloped but ready for the next phase of the business. Plenty of parking, a beautiful patio area that gets plenty of sun, and a huge garage for the owner to use as a shop/workspace. Located minutes from the border, an hour from Lethbridge, two hours to Great Falls, this is a great location just waiting for you!