



**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: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

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!