

**50 N Main Street Hill Spring, AB T0K 1E0****Commercial  
Incomplete****A2226590****DOM: 0  
CDOM:****LP: \$650,000.00****LR:  
OP:**


<b>Trans Type:</b>	For Sale	<b>Title:</b>	Fee Simple
<b>County:</b>	Cardston County	<b>City:</b>	Hill Spring
<b>Type:</b>	Business	<b>SQFT:</b>	2,880
<b>Bus Type:</b>	Bar/Tavern/Lounge, Candy/Cookie, Convenience Store, Deli/Catering, Food & Beverage , Gas Station , Grocery, Ice Cream/Frozen Yogurt , Pizza, Restaurant	<b>Year Built:</b>	2021
<b>Building Type:</b>		<b>Business:</b>	Yes
<b>Subdivision:</b>	NONE	<b># Floors:</b>	
<b>LINC#:</b>	<a href="#">0012106811</a>	<b># Buildings:</b>	
<b>Legal Pln:</b>	8910222	<b>Blk:</b>	18
		<b>Lot:</b>	9
<b>Zoning:</b>	Com	<b>Tax Amt:</b>	\$16,697.54
<b>Lot Size:</b>	SF  SM	<b>Tax Year:</b>	2025
<b>Exclusions:</b>	No	<b>SRR:</b>	No
<b>Reports:</b>	None		
<b>Restrictions:</b>	See Remarks	<b>Leg Unit #:</b>	
<b>Disclosure:</b>			
<b>Owner Type:</b>			
<b>Possession:</b>	Negotiable		

**Public Remarks:** FOR SALE: Great Local Restaurant in Hill Spring, Alberta. A Family Run Business with Big Potential! A Chance to Own a Great Small Town Restaurant with the Building, Located In One of Southern Alberta's Most Peaceful and Scenic Villages. This isn't just a business opportunity, it's a lifestyle move. Located in the welcoming community of Hill Spring, this family run restaurant has earned a strong reputation for great food, friendly service, and a genuine local feel. The business comes with ownership of the building, which is modern and recently built, giving you long term security and room to grow. Just minutes from Waterton Lakes National Park and right on the well traveled highway from Calgary, this restaurant draws loyal locals year round and plenty of summer tourists, despite doing zero advertising. Here's What You'll Love: \* Own the Building: The sale includes a newer, well maintained restaurant building no leasing, no uncertainty. A rare find in this price range. \* Honest, Homemade Food: Everything is made in house from hand cut fries and fresh burger patties, to smoked brisket and pulled pork. It's simple, hearty, and always fresh. \* Strong Local Support: Reliable year round business from nearby farms and ranches, plus summer tourist traffic with over 3,000 campsites within a 15-minute drive. \* Liquor License Approved (2025): Recently granted and already boosting business, especially during the dinner and event hours. \* Prime Highway Location: Positioned on a busy route from northern Alberta to Waterton, offering high visibility and convenient access. \* Lifestyle Potential: Hill Spring is a peaceful place to live and work, offering incredible views, space to grow, and a slower, more fulfilling pace of life. \* High Demand for Catering: Regular bookings for weddings, company events, Christmas parties, and more. Several corporate clients return each year. \* Optional Food Truck: The owner's personal food truck (available separately) is regularly invited to major events like the Fort Macleod Midnight Rodeo and Ranch Masters Classic. \* Big Expansion Opportunity: The location is ideal for a gas station addition, which would be the only one in a 30-minute radius. Huge potential for added revenue and traffic. About Hill Spring: Set in the rolling foothills of Southern Alberta, The Village of Hill Spring is a quiet and welcoming with a strong sense of community. The backdrop of stunning views of the Rockies and quick access to some of Alberta's most beautiful natural landscapes, makes it the perfect place to raise a family or retire. Whether you're raising that family, planning a slower lifestyle, or growing a business, this is a place where life feels more grounded and meaningful. Contact us today for full financials, equipment list, and a private tour of the property. This is your chance to own a fully operational restaurant, a quality building, and a piece of small town Alberta charm all in one.

**Property Information**

<b>Building Area:</b>	2,880.00	<b>Nearest Town:</b>		<b>Frontage:</b>	
<b>Exclusions:</b>	To be mutually agreed to at the time of sale, and attached to the Offer to Purchase as a Schedule "B"				
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**Business Information****Agent & Office Information**

<b>List Agent:</b>	<a href="#">Rob Campbell</a>  rob@robcampbell.ca	<b>Phone:</b>	<a href="#">403-542-7253</a>
<b>List Firm:</b>	<a href="#">CIR Realty</a>	<b>Phone:</b>	<a href="#">403-271-0600</a>
<b>Firm Address:</b>	130, 703 - 64 AVENUE SE, CALGARY, T2H 2C3	<b>Firm Fax:</b>	<a href="#">403-271-5909</a>
<b>Appt:</b>	Do NOT use ShowingTime for tours, call Rob Campbell (403) 542-7253. Please make sure to set up your tour well in advance, any site visit will need to be done early or late in the day, when the business is closed. Please see Agent Only Remarks for additional info.		
<b>Showing Contact:</b>	Rob Campbell 403-542-7253	<b>List Date:</b>	06/25/2025
<b>Comm:</b>	3.5% of the first \$100k and 1.5% of the balance of the sale price	<b>Expiry Dt:</b>	12/31/2025
<b>LB Type/Info:</b>	See Remarks/	<b>With Dt:</b>	
<b>Owner Name:</b>	Withheld	<b>Ownership:</b>	Private
<b>Occupancy:</b>	Owner	<b>Exclusion:</b>	No
<b>Member Rmks:</b>	Please DO NOT visit the location without an appointment. Please provide as much advance notice as possible before a tour of the site. A signed Confidentiality Agreement will be required before the release of specific information, it can be downloaded from the supplements tab. You can reach Rob at (403) 542-7253 This is an operating business, please ask your clients to act with discretion while on site. While in the business, please make sure to address any questions to the Listing Agent, and not to any staff that may be in the building. Please ensure that you have pre qualified your buyer to ensure that they have the financial and operational experience to purchase this type of business.		

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INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED.