

SALIENT DATA

Name of Facility	Cobblestone Manor
Address:	173 – 7 Avenue W., Cardston
Size in sq. ft.	Lot size is .74 Acres
No. of Seats:	80 - 85
What year was building built:	1889 – the Log house; 1913 – additions; 1929 - finished
Property Taxes & Year:	2024– Property taxes were \$5,446.77
<u>Financing:</u>	Treat as clear title.
<u>Sales:</u> Gross sales:	\$115,000 - \$200,000 per year
Number of parking stalls:	10 parking spots plus on-street parking
Style of cuisine:	Western buffet
Customer Demographics:	40% local and 60% out of town
Type of service:	Buffet
Hours of operation:	Restaurant is open 2 days a week (Friday & Saturday)
Number of employees:	As required

General comments: Historic Cardston Gem on 0.74 Acres – A Rare Opportunity!

Step back in time with one of Cardston’s original homes, a property rich in history and charm. Designated an *Alberta Historic Resource*, this unique estate beautifully preserves its heritage while offering modern functionality.

The Manor

- **Construction & Craftsmanship:** Built between 1889 and 1929 by Henry Hoet, a Belgian finishing carpenter, using local river rocks, rare hardwoods, and vibrant stained glass.
- **Unique Details:**
 - Intricate ceiling tiles crafted from rare wood remnants from the Alberta Mormon Temple and the iconic Prince of Wales Hotel in Waterton Park.
 - Tiffany lights and custom bookshelves imported from Italy in the 1920s.
- **Layout:**
 - Three dining rooms, a commercial kitchen, reception area, and washrooms.
 - Private owner’s suite with a main-floor primary bedroom (with ensuite), a kitchen, laundry, office, and two upstairs bedrooms with a shared bathroom.
- **Ambiance:** Featuring three fireplaces, the manor exudes timeless charm and is ideal for weddings, corporate retreats, or special events, with seating for up to 95 guests.

B & B Building

- Two distinct suites designed for short- or long-term rentals:
 - **Main Floor:** Two bedrooms, two bathrooms, kitchen, living room, and sauna.
 - **Upper Floor:** Two bedrooms, one bathroom, and a rooftop patio overlooking the grounds.

Business Potential

The on-site restaurant currently operates a twice-weekly buffet but has ample room for expansion. It's perfect for hosting birthdays, anniversaries, funerals, corporate meetings, or retreats. Its rich history and cozy ambiance make it a "special place" ideal for visitors and locals alike.

Located in picturesque Cardston, this property offers endless opportunities: as a thriving business, a stunning private residence, or both. Whether you envision an event venue, boutique accommodations, or a cherished family home, this one-of-a-kind property is ready for its next chapter.

Don't miss the chance to own this piece of Alberta's history!

ASKING PRICE:

\$1,250,000

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