

FOR SALE

173 7th Avenue W,
Cardston, AB

\$1,700,000



HISTORIC, MAGICAL, QUAIN, AND PROFITABLE RESTAURANT, BED-AND- BREAKFAST, AND MANOR RESIDENCE

In a bucolic part of Alberta, this brilliant little gem of a property and thriving business is set for new ownership and energy.

One of only a handful of hotels and restaurants in the area, it is known for its fine yet community-oriented dining, while having a healthy selection of both alcoholic and non-alcoholic artisanal cocktails and wines, and sleeping capacity of ten to fourteen guests in three spacious suites.

With space, room, and demand to expand and improve, the offering holds great business potential for a new owner, while retaining the antique and idyllic charm in its current boutique association.

All photographs are provided by the vendor, and are declared to be those that the vendor has full rights to use and distribute.

**Someone is
GOING TO TAKE
ADVANTAGE
OF THIS OPPORTUNITY.
Why couldn't it
be you?**

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COMMERCIAL
Excel

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PROPERTY HISTORY



A pioneer expansion. An eccentric tradesman. A supportive community. Pure grit and determination and passion. All have come together to form a most unique and imagination-stimulating property that heightens the memories, visit, and experience with the property.

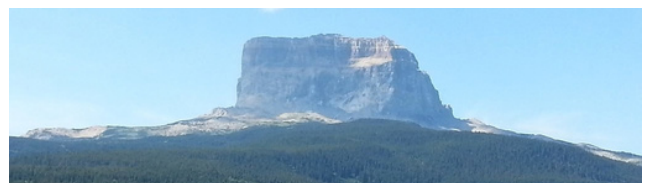
In 1913, Henry Hoet bought a pioneer's log house and began to expand the building. He worked as a carpenter and finisher at the now-world-famous and spectacular Prince of Wales Hotel in Waterton Lakes National Park, aided in the construction of the Cardston Mormon Temple, and engaged in other labour and carpentry projects as they arose, making everything from wagons to furniture, fences to homesteads.

Hoet took several years for this project: no blue prints, no grand design, just a feel of what he remembered from the country cottages back home in Europe, and what he thought would be an ideal layout for domestic life and relaxation. Hoet was building the house for his sweetheart, who had yet to join him in Canada. But, she never ended up joining him and broke off their engagement. The project that gave him so much anticipation and joy of family and liveliness became an architectural masterpiece for one. Hoet never married, and, in 1930, a year after finishing the project, he suffered a mental break-down and was committed to an institution in Ponoka.

The manor passed into the possession of the local Freemasons' society, who expanded the house, incorporating the large verandah as three, new rooms, and accommodated events and functions for a host of societies and organizations of the area and town. Bits of the building were sold off, like furniture and the Tiffany lamps, with most of it still in the community today, lovingly held by the current townspeople.

As the years passed, and as both social life changed and the community grew, the manor became less and less used, eventually falling into a state of disrepair. The manor was given the typical moniker of such properties in this state, "the haunted house", although there are no recorded experiences ever happening in the place to substantiate this association. In its dilapidated and neglected prime, a family bought the manor and brought into the modern era with the expansion of the old tool garage into a second home, electrical and plumbing upgrades, and a re-built roof. By the 1980s, the manor had begun its conversion into a restaurant, which it maintains to this day.

The Cobblestone Manor has been designated as an Alberta historical resource, and its status and integrity are protected by law. Recent inspections have revealed that the rock-and-concrete foundation are in excellent condition, and there are no gaps in the stones, wood, or filling, little structural shifting, and is in no danger of needing major repairs or emergency changes. This space is appreciated as one of Cardston's most-curious and beloved architectural components, and one with a great story to boot



TOWN HISTORY AND SIGNIFICANCE



Why Would Anyone Live In Cardston? Many Important Reasons, Actually.

Smaller towns face many challenges and are often overlooked for both business and habitation. The Town of Cardston has taken active and aggressive steps to ensure it becomes a viable option for people looking for affordable living, integral communities and responsible leadership, robust services, and a location for employment an entrepreneurship. And, with this focus, a good-quality, locally-appreciated restaurant and bed-and-breakfast will thrive better than ever.

Job Security. Affordable, Modern Living. Subsidized Amenities and Services. Safe Schools and Low Crime. How does Cardston Compare to Where You Live Now?

Tragetted Drive for Residents:

The town is engaged in some impressive marketing campaigns in major cities around North America, specifically leaning into its low municipal taxes, quality housing, and surprising diversity in employment. With several large ranches and agricultural operations in the area looking for long-term employees to manage and expand operations, the ever-active tourism industry with its need for quality guides, rangers, and outfitting operators, and the region's vibrant involvement in research on water management and agricultural development, there is enough to change the life of anyone who feels trepidation about the state of the world. That stability and affordability is producing results, with more home starts in the area than at any time in the past decade.

Focus on Medial and Educational Access and Diversity:

There are 43 new job opportunities for people in the medical profession advertised as noted in the summer of 2026. The town has on offer some excellent compensation packages and incentives for doctors and specialists who take up practice here, capitalizing on the state-of-the-art Cardston Health Centre, which has both acute and emergency care, as well as programs and research for various afflictions. And, it boast some of the shortest wait times in the publicly-funded system in the province, and only a few days to be assigned a family physician.

Regional Growth And Cooperation:

Cardston, while being the centre of Mormon immigration in Canada in the 1890s, has broadened far beyond this distinction. A diverse yet closely-knit community collaborates with other communities and the provincial government recently, and have reversed, or done away with completely, archaic laws and rulings, to ensure greater regional productivity and appeal. And, the collaborative discussions on where to situate large-scale enterprise is having a positive impact on efficiency and capital effectiveness.



AREA AND REGIONAL INFORMATION

Wait, there're other reasons lots of people are coming to Cardston, and will keep this restaurant and bed-and-breakfast profitable?

Cardston and area are uniquely positioned in the Alberta landscape to capitalize on the most popular and profitable form of tourism outside of major attractions: road-tripping. The area is unbelievably beautiful, and the highways and roads provide excellent opportunities to explore and take advantage of some phenomenal activities.



Blackfoot History and landscape:

One of the most prominent landmarks in the area is Chief Mountain, a massive, sheer face of rock recognizable from over 50km distant. Sacred to the Niitsitapi people, there are several interesting landmarks, sites, and adventures to take in, from Buffalo jumps and petroglyphs to trails and medicine circles through stunning landscapes. The adjacent Kainai nation holds interpretive events and centres to connect with the culture and history. There is a positive and growing relationship between the Niitsitapi and industry, making life here more rich and more diverse.



The Golf Circuit:

The golf industry in Alberta is worth about \$3.2 billion, and is a game enjoyed by approximately 10% of the overall population. With the growing population of Alberta, more people are taking up the sport in all communities, and they seek out, and expect, diverse and well-maintained courses for their enjoyment. Tee times are difficult to get.

Because of its remoteness in relation to the large, urban centres of Alberta, up until recently this region has been under-appreciated. And it has outstanding golf courses. Cardston's course is both challenging and pretty, and golfers come from as far away as Nevada to regularly play during the summer months. But, it is not only Cardston's course, but a network of seven courses, all within an hour from Cardston, that is beginning to make this entire area a draw for golf lovers and holiday-makers who enjoy golf. Challenging courses means people return, and elevate their prestige by bragging to friends and colleagues about their exploits, all which serve to add to the steady stream of tourists that will need a place to eat and sleep.



Horse-back riding and Trekking:

Rolling hills of wild grasses and flowers and hidden creeks with geological treasures unique to the area can't be experienced quite like on horseback, and there are several outfitting groups and ranches that cater to an ever-growing demand for such experiences; there is also the recent addition of dog-sled rides in winter. Trekking follows routes through private ranches and pasture, or into the front mountain ranges, and can last an afternoon or several days. And, both before and after such an excursion, a restaurant and a comfy bed are major necessity for every traveller.

Hiking, camping, and canoeing/rafting:

If one is not using a horse, there are plenty of adventures to be had canoeing, camping, snow-shoeing, hiking, and exploring on foot. There are seven regional parks and nature reserves in the area, all of which have varying levels of intensity and a range of activities. Indeed, one company posted its strongest year in operation in 2025, with over 1,000 separate excursions. This is a lot of people seeking out the area at all seasons, and Cardston area is becoming a favourite destination for outdoor enthusiasts on either side of the border.

BUSINESS STRUCTURE AND FINANCIALS



Gross Income:

\$179,998 (2025); \$83,842 (2024)



Inventory costs and expenses:

\$62,001 (2025); \$27,750 (2024)



Gross Profit:

\$117,997 (2025); \$56,092 (2024)



B&B Occupancy (2026):

~71% Average Occupancy
200+ days booked since May



Restaurant Occupancy (2026):

100% Peak-Night Occupancy
80 seats | 13-25% weekday occupancy,
offering significant upside

Understanding the Business:

Up to 2024, alcohol was not permitted to be sold in Cardston, and thus accounts for some of the profits between the years.

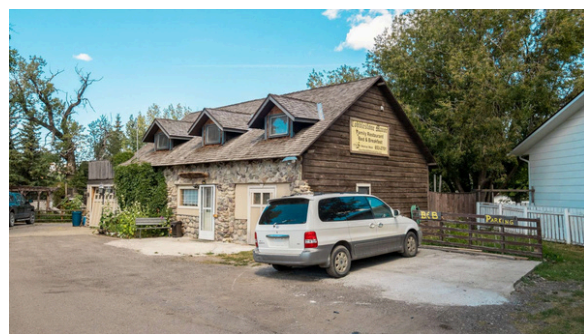
The addition of more employees in 2025 ensured that the restaurant could handle more clientele, and expanded hours and offerings. The business is growing rapidly thanks to these extended hours and an aggressive marketing campaign in tandem with the town's marketing efforts.

Competing Business:

In Cardston, there are two other bed-and-breakfast establishments, as well as two hotels, together making up approximately 60 rooms. All establishments regularly have to turn down booking requests for being at-capacity. In the Cardston region (no further than ½ hour out of town), there are five lodging establishments (one hotel, four B&Bs) all similarly pressed at peak seasons. In Cardston, there is only one other restaurant, Ming's Garden. In the surrounding area, the next-nearest eatery is in Waterton Lakes, or Lethbridge (both an hour away).



PROPERTY DETAILS



DETAILS			
Land Size	0.74 acres +/-	Utilities (Gas, Electrical, Water, Sewage, Internet, Telephone)	\$17,458
Address	(municipal) 173-7th Avenue W; (legal) Lot B, Plan 7710921	Sleeping Capacity	14 guests across 3 units
Size of manor	4,140.25 sf +/- (main); 1, 250 sf +/- (second)	Dining Capacity/Venues	80 seats inside the restaurant
Size of carriage house/guest house	3, 002.06 sf +/-	RCV	\$4,421,679.95
Taxes	\$7,191	Cash Value	\$1,294,584.92
Insurance	\$16,102		

Assets of Manor/Restaurant: fully-equipped commercial kitchen; dining room for **80 people**; private board room/dining room for **20 people**; patio for **40 people**; office and several storage areas; basement larder and cellar; Assets of Carriage House/Bed-And-Breakfast: main-floor, two -bedroom unit with four-piece bathroom and three-piece bathroom, and breakfast kitchen; dry sauna; second-floor two-bedroom unit with four-piece bathroom and full kitchen, and patio; Further Spaces: garage and tool/repair shop; guest gazebo; several garden sheds.

NOTE: All linens, guest furniture, fixtures and artwork, tools, tables, chairs, kitchenware, diningware, glassware, and other chattels are part of the sale; all liquor and food inventory of the restaurant are in addition to the purchase price. Contracts for supply and operating systems are encouraged to maintain for the seamless flow of the operations initially.

GALLERY



PURCHASE PROCEDURE

Offers are to be addressed to the listing agent only. No information will be given by phone or messaging directly to the manor. Details of the holding shall be presented during the due-diligence period, after an offer has been accepted. All applicants must sign an NDA.

The vendors are open to various arrangements to purchase depending on the needs of the buyer.



KEY REGIONAL DESTINATIONS



20 mins

Carway / U.S. Border



50 mins

Fort Macleod



20 mins

Whiskey Gap



55 mins

Lethbridge



30 mins

Magrath



1 hr

Pincher Creek

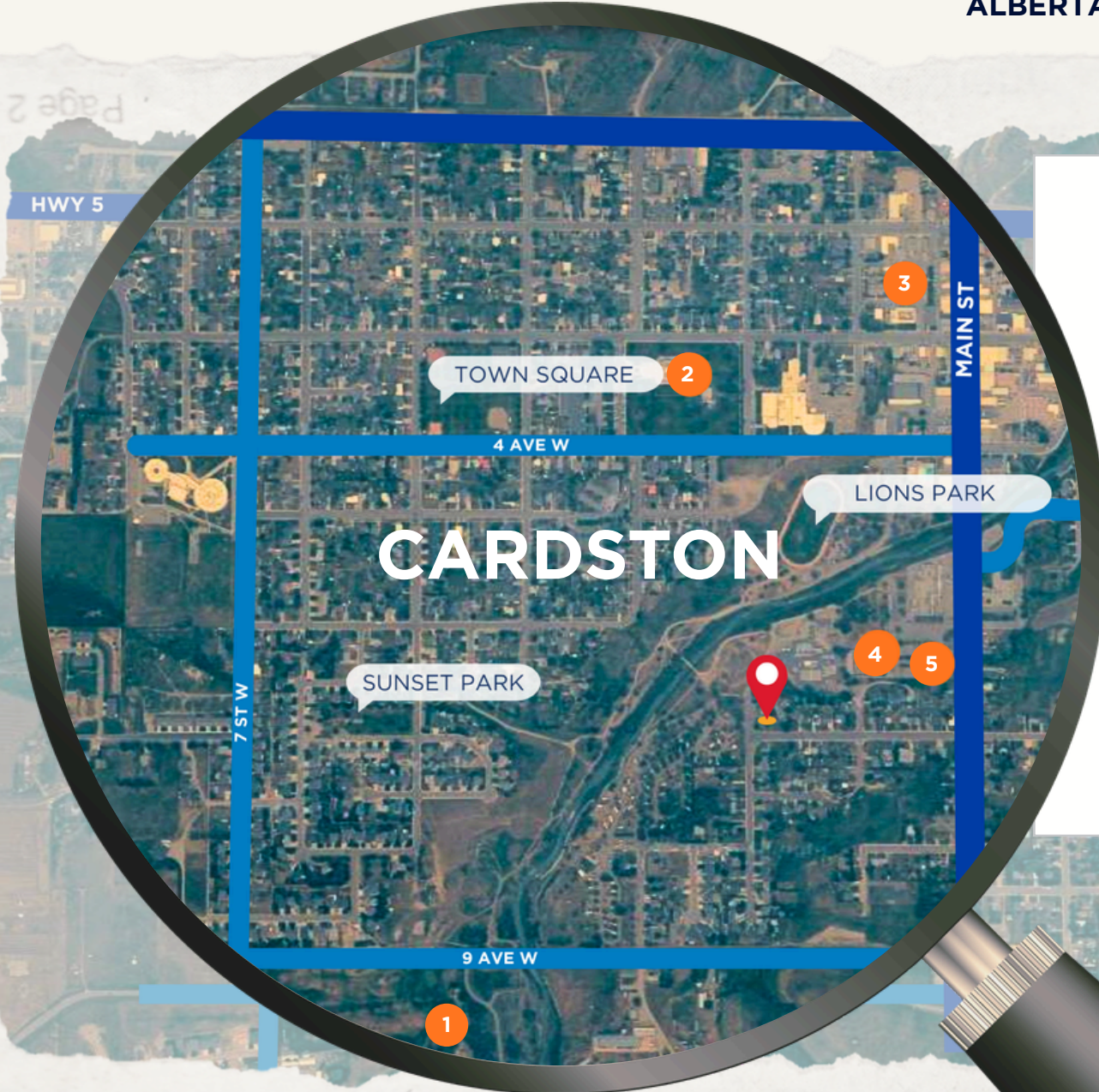


45 mins

Waterton Lakes National Park



ALBERTA / U.S BORDER



1.



Lee Creek Valley Golf Course

2.



Cardston Alberta Temple

3.



Courthouse & Heritage Museum

4.



Cardston Tourist Information Centre

5.



Remington Carriage Museum



CONTACT.

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