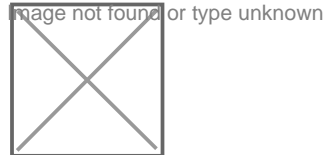


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## BAR/TAVERN/LOUNGE,HOSPITALITY,HOTEL/MOTEL ,RESTAURANT FOR SALE



Businesses and Franchises for Sale > Business for Sale



**Location**  
Coaldale, Alberta



**Listing ID:**  
27968

**MLS ID:**  
A2119409

**\$3,500,000**



 **IVAN BECKER**  
 (403) 502-0503

 ROYAL LEPAGE COMMUNITY REALTY  
 403-528-4222

 913 19A Avenue , Coaldale , Alberta T1M 1A4

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 614
<b>Business Type</b> Bar/Tavern/Lounge,Hospitality,Hotel/Motel ,Restaurant	<b>Zoning</b> C-2	<b>Subdivision</b> NONE
<b>Building Type</b> Free-Standing	<b>Year Built</b> 1978	<b>Structure Type</b> Low Rise (2-4 stories)
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Hotel/Motel	<b>Legal Plan</b> 7610006
<b>Building Area (Sq. Ft.)</b> 14665.00	<b>Building Area (Sq. M.)</b> 1362.41	<b>Lot Size (Sq. Ft.)</b> 48787
<b>Lot Size (Acres)</b> 1.12	<b>Construction Type</b> Brick,Concrete,Wood Frame,Wood Siding	<b>Roof</b> Tar/Gravel
<b>Foundation</b> Poured Concrete,Slab	<b>Heating</b> See Remarks	<b>Access to Property</b> On Major Traffic Route,Paved Road,Visual Exposure
<b>Inclusions</b> See Lister for Equipment List	<b>Restrictions</b> None Known	<b>Reports</b> Call Lister

The town of Coaldale is an emerging progressive community, and is truly becoming the recreational and commercial Hub for Southern Alberta. Coaldale, with a population of approximately 9000 residents, combines the benefits of small town living with the services and amenities of a larger urban Centre. The Coaldale Inn is situated on highway #3, with great frontage exposure. The Coaldale Inn is a very popular facility and is the place to enjoy yourself in Kcee's pub with 3-VLT's or enjoy the dining experience in Franco's restaurant offering a full menu. This 17-unit Hotel/Motel situated on 1.12 acres of land, provides plenty of parking and potential for expansion. The Coaldale Inn is a combination tavern/restaurant/lounge/motel with over 14,600 square feet is sectioned into three areas of the tavern, central and motel. The 6,095 sq/ft motel area features 17 recently renovated units with full washrooms, newer furnishings, furniture, television and free WIFI. The 4246 sq/ft central area offers the reception office, restaurant (100 seats), kitchen and lounge plus additionally provides access to the guest room area. The 4323 sq/ft newly renovated tavern with seating for 100 patrons, features newer bar with a large garage door leading to an inviting outdoor raised patio. Tavern also provides built-in/ walk-in coolers and utility storage rooms. This completely and recently renovated facility is a must see to fully appreciate the extensive quality improvements that make this a great opportunity for an aggressive entrepreneur.

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