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8301 20 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Coleman, Alberta

Listing ID:
28301

MLS ID:
A2148468

\$575,000



 **RANDALL WHITESIDE**
 (403) 583-0583

 Century 21 Foothills South Real Estate
 403-635-2131

 8301 20 Avenue , Coleman , Alberta TOK 0M0

Transaction Type

For Sale

Days On Market

557

Zoning

C-2

Subdivision

NONE

Year Built

1910

Structure Type

Other

Property Type

Commercial

Property Sub Type

Business

Legal Plan

6808CU

Building Area (Sq. Ft.)

872.00

Building Area (Sq. M.)

81.01

Inclusions

Tables (excepting wooden table of 6), chairs, all kitchen appliances, matching shelf under chalkboard

Restrictions

None Known

Reports

Environmental Phase 1

Welcome to the Crowsnest Pass, your Rocky Mountain playground in South West Alberta! Excellent highway exposure with this established Cafe and Flyshop which has been operating in Coleman since 2004. The current owner is ready to retire after 22 years in business, and the new owner could be in a position to step right in with a turn key operation. Conveniently located with excellent exposure on a corner lot along Hwy 3, 15 mins to the BC/AB border, 2 hrs south of Calgary, and just minutes to the Crowsnest River. Other nearby rivers include Oldman/Livingston, Castle, Waterton river headwaters, and many other smaller streams and tributaries boasting Brown, Rainbow, Bull, and Cutthroat trout. The property is on 2 titled lots totalling 116' x 95', and zoned as Commercial drivethru C-2 . Currently operating as a popular fly shop and cafe, the main floor serves this purpose very well, and the business portion is optional. There is a functional living suite in the basement of the building, which has a full kitchen and large bedroom. Carry on with this well established shop and cafe, or bring your own dreams to this amazing location in the Canadian Rocky mountains!

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