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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

**\$545,000**



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

 Century 21 Foothills South Real Estate  
 403-635-2131

 8301 20 Avenue , Coleman , Alberta T0K 0M0

**Transaction Type**

For Sale

**Days On Market**

354

**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. 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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