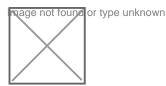


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

8301 20 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationListing ID:MLS ID:Coleman, Alberta28301A2148468

\$545,000



- A RANDALL WHITESIDE
- **(403)** 583-0583
- □ Century 21 Foothills South Real Estate
- **403-635-2131**
- 8301 20 Avenue, Coleman, Alberta TOK 0M0

Transaction Type

Sale

Days On Market

Zoning C-2

For Sale

Year Built

NONE 1910

Structure Type

Other

Property Type Commercial

Subdivision

Property Sub Type

Business

354

Legal Plan

6808CU

Building Area (Sq. Ft.)

Building Area (Sq. M.)

81.01

Inclusions

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

shelf under chalkboard

Restrictions

872.00

Reports

None Known 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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