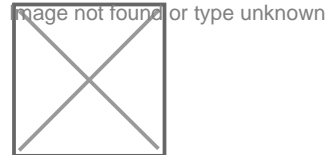


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

BAR/TAVERN/LOUNGE, DELI/CATERING, FOOD & BEVERAGE , RESTAURANT FOR SALE



Businesses and Franchises for Sale > Business for Sale



Location
Coleman, Alberta



Listing ID:
29531


MLS ID:
A2196716

\$850,000



 **KELLI RODRIGUEZ**
 (403) 909-8656

 Century 21 Bravo Realty
 403-250-2882

 8329 20 Avenue , Coleman , Alberta T0K 0M0

Transaction Type For Sale	Title Fee Simple	Days On Market 137
Business Name Limber Pine Smokehouse and Taberna	Business Type Bar/Tavern/Lounge,Deli/Catering,Food & Beverage ,Restaurant	Zoning DRIVE-IN COMMERCIAL
Subdivision NONE	Nearest Town Crowsnest Pass	Building Type Free-Standing
Year Built 1991	Structure Type Retail	Property Type Commercial
Property Sub Type Business	Legal Plan 6808CU	Building Area (Sq. Ft.) 2681.00
Building Area (Sq. M.) 249.07	Lot Size (Sq. Ft.) 14250	Lot Size (Acres) 0.33
Lot Features Back Lane,Near Ski Hill,Paved,Street Lighting,Views	Access to Property Accessible to Major Traffic Route,Back Alley Access,Front and Rear Drive access,Direct Access,On Major Traffic Route,Paved Road,Strip Shopping Mall,Two-Way Access	Inclusions Owner to provide Equipment List
Restrictions None Known	Reports Financial Statements,RPR with Compliance	

OPTION TO LEASE AVAILABLE - BUSINESS WITH PROPERTY FOR SALE - DRIVE THROUGH LOT - THREE LOTS!!!! - MAJOR HWY EXPOSURE - BC/AB BORDER Seize the opportunity to own a beloved establishment that has been a cornerstone of the community since 1958! This popular restaurant and tavern is ideally situated directly on Highway 3, ensuring maximum visibility and easy access for highway traffic. Conveniently located across from hotels, it attracts both locals and tourists alike. With seating for 90 guests and a fully functioning two-tiered patio adding seating for 45 additional guests, boasting stunning mountain views, this venue is perfect for family gatherings and special occasions. The property includes three expansive lots, which includes a generous parking lot that accommodates up to 20 vehicles, and a spacious 2,400 sq. ft. main floor. Additionally, the basement features loads of storage, a second walk-in cooler, a staff washroom, business office space, and a fully permitted one-bedroom plus den manager suite with a private entrance, offering comfortable living quarters for on-site management. This sale includes the thriving business, the property (three lots), and all furniture, fixtures, equipment, and goodwill. Crowsnest Pass is surrounded by a wealth of tourist attractions, making it an ideal location for a thriving restaurant business. Outdoor enthusiasts will love the diverse recreational activities available, including Skiing and Snowboarding, Fishing, Hiking and Biking, Historic Mining Tours, and The Frank Slide. These attractions not only enhance the appeal of Crowsnest Pass as a destination but also provide a steady stream of visitors year-round, ensuring a vibrant customer base for your restaurant. Don't miss this rare opportunity to own a well-established family-operated restaurant and tavern in a beautiful community at the heart of the Rockies, serving as the perfect gateway to British Columbia. - DO NOT APPROACH THE STAFF - APPOINTMENT REQUIRED TO VIEW.

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