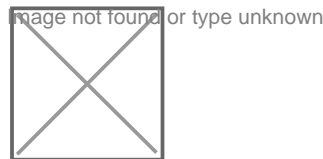


Regional Contact

Bev Thornton 403-627-0244 bev@albertasouthwest.com Visit Website

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.

8510 19 AVENUE FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location Coleman, Alberta

Listing ID: 34414

MLS ID: A2292990

\$1,195,000



CORY TOUROND (403) 563-8551

RE/MAX REAL ESTATE - LETHBRIDGE 403-327-2221

8510 19 Avenue , Coleman , Alberta T0K 0M0

Transaction Type For Sale	Title Fee Simple	Days On Market 22
Zoning C-1	Subdivision NONE	Building Type Commercial Mix
Year Built 2007	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 9310156	Building Area (Sq. Ft.) 4476.00
Building Area (Sq. M.) 415.83	Lot Size (Sq. Ft.) 14810	Lot Size (Acres) 0.34
Construction Type Metal Siding	Roof Metal	Foundation Slab
Cooling Full	Heating Forced Air,Heat Pump,Natural Gas	Lot Features Low Maintenance Landscape,Near Golf Course,Near Ski Hill,Street Lighting
Access to Property On Major Traffic Route,Public	Inclusions Chattel Listing *As Is* available	Restrictions None Known

Reports

Aerial Photos,Chattel/Equipment,Floor Plans

Welcome to Coleman Crowsnest Pass. Formerly operated as a neighbourhood pub, this well situated commercial property sits just off Highway 3 with excellent exposure and ample on site parking. The pub area offers seating for 66, while the newer addition has not been rated for seating capacity, leaving flexibility for future use. With the potential for two separate businesses, the space offers plenty of room for creativity. Enjoy the south facing outdoor patio and the majestic mountain views, arguably some of the best patio views in the Crowsnest Pass. The property also includes a recently negotiated five year lease with Shaw/Rogers (monthly income is \$ 1110.23 (\$52.87 GST included) with an option to renew for an additional five years, adding further value to this unique opportunity. Come home to the Mountains - where life slows down and Adventure begins

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