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8301 20 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Coleman, Alberta

Listing ID:
34632

MLS ID:
A2297282

\$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

62

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

RPR

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. This turn key operation is ready to go. Conveniently located on a large corner lot on highway 3 , just 2 hours south of Calgary , nestled in the rapidly developing mountain town of Coleman. With a substantial growth in tourism the Crowsnest Pass is the new hub for climbers, hikers, fishermen , and cyclists. The area is well known for its productive trout rivers and streams, just minutes from the Cafe and Flyshop. The property is is on 2 titled lots totaling 116'x95' and zoned as Commercial drive thru C2.The main floor serves this purpose very well. Downstairs provides a living suite with a full kitchen, living space, full bathroom, providing on site accommodation. A large fully fenced backyard with a single car garage and a full sized barn offers more than adequate storage space. Carry on with this successful business, or bring your own dreams to fruition in this excellent location in the southern Canadian Rocky Mountains.

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