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BAR/TAVERN/LOUNGE,HOSPITALITY FOR SALE

Businesses and Franchises for Sale > Business for Sale





Location
Irvine, Alberta

Listing ID:
19615

MLS ID:
A2005007

\$477,900



 **KEN BOSWELL**
 (403) 866-1817

 **KEN BOSWELL REALTY**
 403-866-1817

 95 South Railway Street , Irvine , Alberta T0J 1V0

Transaction Type

For Sale

Title

Fee Simple

Days On Market

574

Business Name

IRVINE HOTEL & BAR n GRILL

Business Type

Bar/Tavern/Lounge,Hospitality

Zoning

H C COMMERCIAL HAMLET

Subdivision

NONE

Nearest Town

Medicine Hat

Building Type

Mixed Use

Year Built

1907

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Hotel/Motel

Legal Plan

3130 B

Building Area (Sq. Ft.)

6205.00

Building Area (Sq. M.)

576.46

Lot Size (Sq. Ft.)

13520

Lot Size (Acres)

0.31

Construction Type

Brick,Stucco,Wood Siding

Roof

Asphalt,Rolled/Hot Mop,Shingle

Cooling

Central Air

Heating

Forced Air,Natural Gas

Lot FeaturesBack Lane,Corner Lot,Landscaped,Yard
Lights**Commercial Amenities**

Freezer(s),Kitchen,See Remarks

Access to PropertyFront and Rear Drive access,Direct
Access**Inclusions**

SEE REMARKS

Restrictions

None Known

Reports

Annual Property Operating Data

IRVINE HOTEL & BAR n GRILL - IMMEDIATE - SELF - EMPLOYMENT - OWNER - INVESTMENT - OPPORTUNITY. Located only minutes EAST of MEDICINE HAT , AB and one mile EAST of the Elkwater Turnoff (# 41 A) on the Trans Canada Highway #1. The IRVINE HOTEL & BAR n GRILL which is located close to Medicine Hat offers IMMEDIATE - SELF - EMPLOYMENT where one can experience the serenity of the surrounding country environment in a semi-rural community setting throughout the Four Seasons in Southern Alberta. From an ON HANDS OWNER'S POSITION or from an ABSENTEE OWNER'S POSITION the IRVINE HOTEL & BAR N GRILL offers the opportunity to expand the current INVESTOR base and create an even greater experience for PATRONS located close by and from within the City of Medicine Hat area and in turn build INVESTOR WEALTH/ OWNER EQUITY in the subject property at the same time. The IRVINE HOTEL BAR n GRILL has inside seating for approximately 100- 125 patrons with excellent adjacent street parking and offers a Sports Bar Atmosphere including a line up of entertainment on screens throughout the premises , a dance floor, VLT'S, billiards, dart area and a kitchen with an extensive menu. An outdoor PRIVATE seating area for approx.125- 175 patrons with a fire pit plus an indoor seating area for APPROX.100- 125 patrons treats patrons to the indoor and outdoor environment of the IRVINE HOTEL & BAR n GRILL in the early spring and in the summer and throughout the fall and winter months further enhancing the Investment Potential to expand the use of the IRVINE HOTEL & BAR n GRILL for an Owner/ Investor . There is an Owner's / On-site / Manager's quality living quarters of approximately 1100 sf located on the second floor of the building in addition to 5 -7 hotel/motel rooms available for RENT . The current ON SITE OWNERS while LIVING ON SITE have continually upgraded the subject property over the past 10 years which is evidenced when you enter the subject premises. The IRVINE HOTEL & BAR n GRILL offers :::: SELF-EMPLOYMENT - :::: and ON SITE LIVING QUARTERS while you TAKE CONTROL OF YOUR NEW CAREER :::: AT THE IRVINE HOTEL & BAR n GRILL . The subject property is being sold " AS-IS WHERE-IS . The listed square footage of approximately 6200 sf is as STATED which is an APPROXIMATE AMOUNT ONLY AND THE BUYER IS ADVISED TO CONFIRM THIS APPROXIMATION .

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