

# \$2,300,000 - 75 White Avenue, Bragg Creek

MLS® #A2189663

**\$2,300,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.64 Acres

NONE, Bragg Creek, Alberta

**\*\*LAND, BLDG AND BUSINESS AND  
REDEVELOPMENT SITE IS FOR SALE\*\***

This is a multifaceted listing of a rare commercial property in Bragg Creek, Alberta. There is a fully functioning, high quality restaurant operation with an impeccable reputation ready for new ownership, as well as the potential down the road to redevelop the site with a larger commercial use such as a boutique hotel. The long term potential of this property is excellent, as it sits very close to the approved Gateway Village Development, a 12.6 acre master-planned mixed use resort style project. This beautiful hamlet has long been an escape for people to enjoy a weekend away from the city, a place to enjoy the outdoors and great food. The local area is known for its hiking, biking, camping, horseback riding and its quaint shops and restaurants. The tourism business has always been extremely vibrant in the area and it growing every year, with more and more people making the trip to Bragg Creek.

The Bavarian Inn Restaurant in Bragg Creek is For Sale, located a short drive from the world famous Kananaskis Country recreational area and up against the foothills of the Canadian Rockies, it is a legendary staple in the Southern Alberta dining scene. Since the 1970s the BAV TAV, also known as the Bavarian Inn Restaurant has been renowned for its service and consistent quality dining



experience.

The owners have continually maintained a solid reputation as a place you go for a casual dinner with the family or to book a party and celebrate a special occasion. The building and property are a gem and very well maintained, featuring a 3000sqft(+/-) purpose built restaurant with a dining room and a separate freshly renovated lounge/bar area. The wonderful wrap around patio serves both the dining room and the lounge. The kitchen is well laid out with lots of prep area and the equipment is in excellent repair, with a large walk-in cooler.

The dining room has a warm and welcoming feel, with a great mix of table sizes that are well spaced for a comfortable dining environment. Lots of windows give you great natural light during the day for lunches and a wood burning fireplace completes the ambiance on the chilly nights. There are a few other exciting parts of this opportunity, like the potential to expand on the property if you chose to. The full basement could be built out as an event space or some other sort of venue or business, or as a living space for the owner. This is an opportunity that you really need to see to fully appreciate the potential of the property and business. Please call to arrange a private tour so you can see it for yourself.

Built in 1974

### **Essential Information**

MLS® #	A2189663
Price	\$2,300,000
Bathrooms	0.00
Acres	0.64
Year Built	1974
Type	Commercial

Sub-Type	Business
Status	Active

### Community Information

Address	75 White Avenue
Subdivision	NONE
City	Bragg Creek
County	Rocky View County
Province	Alberta
Postal Code	T0L 0K0

### Amenities

Parking Spaces	27
----------------	----

### Additional Information

Date Listed	March 5th, 2025
Days on Market	75
Zoning	Com

### Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.