

# \$850,000 - 8329 20 Avenue, Coleman

MLS® #A2196716

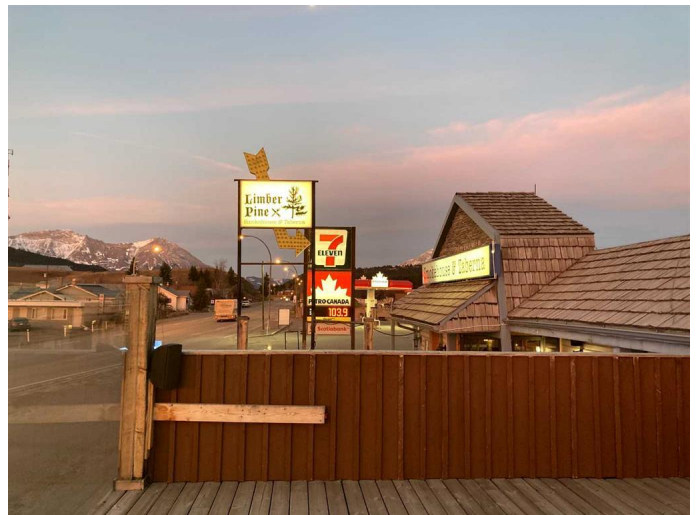
**\$850,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.33 Acres

NONE, Coleman, Alberta

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.

Built in 1991

**Essential Information**

|            |            |
|------------|------------|
| MLS® #     | A2196716   |
| Price      | \$850,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.33       |
| Year Built | 1991       |
| Type       | Commercial |
| Sub-Type   | Business   |
| Status     | Active     |

**Community Information**

|             |                |
|-------------|----------------|
| Address     | 8329 20 Avenue |
| Subdivision | NONE           |
| City        | Coleman        |
| County      | Crowsnest Pass |
| Province    | Alberta        |
| Postal Code | T0K 0M0        |

**Amenities**

|                |    |
|----------------|----|
| Parking Spaces | 20 |
|----------------|----|

**Exterior**

|                 |                                                         |
|-----------------|---------------------------------------------------------|
| Lot Description | Back Lane, Street Lighting, Views, Near Ski Hill, Paved |
|-----------------|---------------------------------------------------------|

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 25th, 2025 |
| Days on Market | 79                  |
| Zoning         | DRIVE-IN COMMERCIAL |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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