



913 19A Avenue
Coaldale, Alberta

MLS # A2277119



\$3,500,000

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|--------------------|-------------------------------------------------------|
| Division: | NONE |
| Type: | Hotel/Motel |
| Bus. Type: | Bar/Tavern/Lounge,Hospitality,Hotel/Motel ,Restaurant |
| Sale/Lease: | For Sale |
| Bldg. Name: | Coaldale Inn |
| Bus. Name: | - |
| Size: | 14,665 sq.ft. |
| Zoning: | C-2 |

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|--------------------|------------------------------------------|-----------------------|------------------------------------------------------------|
| Heating: | See Remarks | Addl. Cost: | - |
| Floors: | - | Based on Year: | - |
| Roof: | Tar/Gravel | Utilities: | Cable, Electricity, Natural Gas, High Speed Internet, Phon |
| Exterior: | Brick, Concrete, Wood Frame, Wood Siding | Parking: | - |
| Water: | Public | Lot Size: | 1.12 Acres |
| Sewer: | Sewer | Lot Feat: | - |
| Inclusions: | See Lister for Equipment List | | |

The town of Coaldale is an emerging progressive community, and is truly becoming the recreational and commercial Hub for Southern Alberta. Coaldale, with a population of approximately 9000 residents, combines the benefits of small town living with the services and amenities of a larger urban Centre. The Coaldale Inn is situated on highway #3, with great frontage exposure. The Coaldale Inn is a very popular facility and is the place to enjoy yourself in Kcee's pub with 3-VLT's or enjoy the dining experience in Franco's restaurant offering a full menu. This 17-unit Hotel/Motel situated on 1.12 acres of land, provides plenty of parking and potential for expansion. The Coaldale Inn is a combination tavern/restaurant/lounge/motel with over 14,600 square feet is sectioned into three areas of the tavern, central and motel. The 6,095 sq/ft motel area features 17 recently renovated units with full washrooms, newer furnishings, furniture, television and free WIFI. The 4246 sq/ft central area offers the reception office, restaurant (100 seats), kitchen and lounge plus additionally provides access to the guest room area. The 4323 sq/ft newly renovated tavern with seating for 100 patrons, features newer bar with a large garage door leading to an inviting outdoor raised patio. Tavern also provides built-in/ walk-in coolers and utility storage rooms. This completely and recently renovated facility is a must see to fully appreciate the extensive quality improvements that make this a great opportunity for an aggressive entrepreneur.