



**8510 19 Avenue
Coleman, Alberta**

MLS # A2292990



\$1,195,000

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	4,476 sq.ft.
Zoning:	C-1

Heating:	Forced Air, Heat Pump, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Metal	Utilities:	Cable, Cable Internet Access, Electricity Connected, Nat
Exterior:	Metal Siding	Parking:	-
Water:	Public	Lot Size:	0.34 Acre
Sewer:	Public Sewer	Lot Feat:	Low Maintenance Landscape, Near Golf Course, Near SK
Inclusions:	Chattel Listing *As Is* available		

Welcome to Coleman Crowsnest Pass. Formerly operated as a neighbourhood pub, this well situated commercial property sits just off Highway 3 with excellent exposure and ample on site parking. The pub area offers seating for 66, while the newer addition has not been rated for seating capacity, leaving flexibility for future use. With the potential for two separate businesses, the space offers plenty of room for creativity. Enjoy the south facing outdoor patio and the majestic mountain views, arguably some of the best patio views in the Crowsnest Pass. The property also includes a recently negotiated five year lease with Shaw/Rogers (monthly income is \$ 1110.23 (\$52.87 GST included) with an option to renew for an additional five years, adding further value to this unique opportunity. Come home to the Mountains - where life slows down and Adventure begins