



**123 Restaurant Avenue
Coleman, Alberta**

MLS # A2296721



\$129,000

Division:	NONE
Type:	Business
Bus. Type:	Bar/Tavern/Lounge, Food & Beverage , Restaurant
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	2,700 sq.ft.
Zoning:	-

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: none

Prime opportunity to own a well-equipped pub and grill restaurant located on the busy highway 3 in Coleman. Coleman is a community in the beautiful Rocky Mountains within the Municipality of Crowsnest Pass in southwest Alberta, Canada. Highway is busy all year around as it leads to Sparwood that is known for hiking, biking, fishing and mountain scenery and Fernie that is known for skiing and snowboarding. This 2700 sq. ft. space features seating capacity of 100 in dining area and 120 in outdoor patio. The restaurant boasts a full commercial kitchen with nearly new equipment and liquor licence. Restaurant is doing a good business with close to \$50000 monthly gross sale. Total lease amount is \$9500 that includes a restaurant, patio and a legal 1 bedroom basement suite for the staff, Perfect for a small family to live in a beautiful scenic Rocky Mountains. Snow removal is being shared equally by both Landlord and Tenant. Seller added a new under counter dishwasher, Ice Machine, Two Slide Coolers, Microwave, Prep table and dough machine after buying. It also provides the flexibility to convert into other cuisines, such as Korean, Vietnamese, Italian, or Mexican, subject to the landlord's approval.