



**GRASSROOTS**  
REALTY GROUP

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102 Spruce Drive  
Coalhurst, Alberta

MLS # A2118398



**\$1,049,000**

Division: NONE  
Type: Business  
Bus. Type: -  
Sale/Lease: For Sale  
Bldg. Name: -  
Bus. Name: -  
Size: 6,486 sq.ft.  
Zoning: Commercial

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: VLT'S, pool tables

Introducing an exceptional opportunity for investors and entrepreneurs alike! Nestled in the heart of Coalhurst, Alberta, this charming pub presents a prime commercial venture in a town experiencing steady growth. Boasting a vibrant atmosphere and a loyal customer base, this establishment offers a welcoming space for patrons to unwind and socialize. With its strategic location and appealing amenities, including VLT's and spacious seating area, this property is poised for success with additional income from a Cannabis store as well as a dental clinic. Seize the chance to own a piece of Coalhurst's burgeoning hospitality scene. Don't miss out on this investment opportunity &ndash; schedule a viewing today with a Realtor of your choice!