

913 19A Avenue  
Coaldale, Alberta

MLS # A2119409



**\$3,500,000**

|                |                                                            |
|----------------|------------------------------------------------------------|
| 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                                                        |
| Addl. Cost:    | -                                                          |
| Based on Year: | -                                                          |
| Utilities:     | Cable, Electricity, Natural Gas, High Speed Internet, Phon |
| Parking:       | -                                                          |
| Lot Size:      | 1.12 Acres                                                 |
| Lot Feat:      | -                                                          |

|             |                                          |
|-------------|------------------------------------------|
| Heating:    | See Remarks                              |
| Floors:     | -                                        |
| Roof:       | Tar/Gravel                               |
| Exterior:   | Brick, Concrete, Wood Frame, Wood Siding |
| Water:      | Public                                   |
| Sewer:      | Sewer                                    |
| 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.