

913 19A Avenue  
Coaldale, Alberta

MLS # A2119409



## \$3,500,000

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

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