

\$3,500,000 - 913 19a Avenue, Coaldale

MLS® #A2119409

\$3,500,000

0 Bedroom, 0.00 Bathroom,
Commercial on 1.12 Acres

NONE, Coaldale, Alberta

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.

Built in 1978

Essential Information

| | |
|------------|-------------|
| MLS® # | A2119409 |
| Price | \$3,500,000 |
| Bathrooms | 0.00 |
| Acres | 1.12 |
| Year Built | 1978 |
| Type | Commercial |
| Sub-Type | Hotel/Motel |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 913 19a Avenue |
| Subdivision | NONE |
| City | Coaldale |
| County | Lethbridge County |
| Province | Alberta |
| Postal Code | T1M 1A4 |

Amenities

Utilities Cable Available, Electricity Available, High Speed Internet Available, Natural Gas Available, Phone Available, Sewer Available

Interior

Heating See Remarks

Exterior

| | |
|--------------|--|
| Roof | Tar/Gravel |
| Construction | Brick, Concrete, Wood Frame, Wood Siding |
| Foundation | Poured Concrete, Slab |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 3rd, 2024 |
| Days on Market | 371 |
| Zoning | C-2 |

Listing Details

Listing Office

ROYAL LEPAGE COMMUNITY REALTY

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