

# \$545,000 - 8301 20 Avenue, Coleman

MLS® #A2148468

**\$545,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Coleman, Alberta

Welcome to the Crowsnest Pass, your Rocky Mountain playground in South West Alberta! Excellent highway exposure with this established Cafe and Flyshop which has been operating in Coleman since 2004. The current owner is ready to retire after 22 years in business, and the new owner could be in a position to step right in with a turn key operation. Conveniently located with excellent exposure on a corner lot along Hwy 3, 15 mins to the BC/AB border, 2 hrs south of Calgary, and just minutes to the Crowsnest River. Other nearby rivers include Oldman/Livingston, Castle, Waterton river headwaters, and many other smaller streams and tributaries boasting Brown, Rainbow, Bull, and Cutthroat trout. The property is on 2 titled lots totalling 116' x 95', and zoned as Commercial drivethru C-2 . Currently operating as a popular fly shop and cafe, the main floor serves this purpose very well, and the business portion is optional. There is a functional living suite in the basement of the building, which has a full kitchen and large bedroom. Carry on with this well established shop and cafe, or bring your own dreams to this amazing location in the Canadian Rocky mountains!

Built in 1910

## Essential Information

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Price	\$545,000
Bathrooms	0.00
Acres	0.00
Year Built	1910
Type	Commercial
Sub-Type	Business
Status	Active

### Community Information

Address	8301 20 Avenue
Subdivision	NONE
City	Coleman
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K 0M0

### Additional Information

Date Listed	July 11th, 2024
Days on Market	426
Zoning	C-2

### Listing Details

Listing Office	Century 21 Foothills South Real Estate
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