

\$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.

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 .

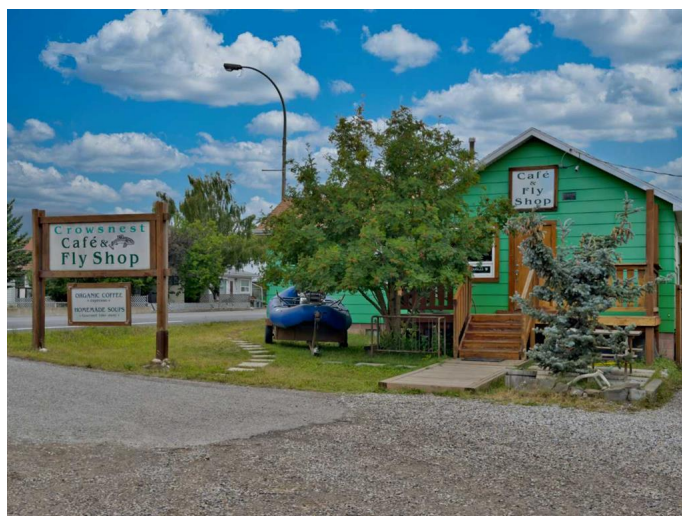
Currently operating as a popular fly shop and cafe, the main floor serves this purpose very well, and the business portion is optional.

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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|-----------|-----------|
| MLS® # | A2148468 |
| 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

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|----------------|-----------------|
| Date Listed | July 11th, 2024 |
| Days on Market | 368 |
| Zoning | C-2 |

Listing Details

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| Listing Office | Century 21 Foothills South Real Estate |
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