

\$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, Natural Gas Available, High Speed Internet 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	487
Zoning	C-2

Listing Details

Listing Office

ROYAL LEPAGE COMMUNITY REALTY

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.