



GRASSROOTS

REALTY GROUP

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75 White Avenue
Bragg Creek, Alberta

MLS # A2295484



\$2,475,957

Division:	NONE
Type:	Business
Bus. Type:	Bar/Tavern/Lounge, Food & Beverage, Hospitality, Restaurant
Sale/Lease:	For Sale
Bldg. Name:	The Bavarian Inn
Bus. Name:	The Bavarian Inn
Size:	2,924 sq.ft.
Zoning:	Com

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.64 Acre
Sewer:	-	Lot Feat:	-

Inclusions: To be mutually agreed to at the time of sale, and attached to the Offer to Purchase as a Schedule "A"

This is a rare opportunity to acquire a truly multifaceted commercial property in Bragg Creek, Alberta. The offering includes a fully functioning, fully staffed, high quality restaurant operation with an outstanding reputation, along with exceptional long term redevelopment potential. Down the road, the site could lend itself to a larger commercial use such as a boutique hotel or other destination oriented project. Its future upside is especially compelling given its close proximity to the approved Gateway Village Development, a 12.6 acre master planned mixed use resort style project. Bragg Creek has long been a sought after escape for those looking to enjoy the outdoors, great dining, and the charm of a vibrant hamlet just outside the city. The area is well known for hiking, biking, camping, horseback riding, and its collection of unique shops and restaurants. Tourism in the region has always been strong and continues to grow, with more and more visitors making the trip to Bragg Creek each year. Located just a short drive from the world famous Kananaskis Country recreation area and set against the foothills of the Canadian Rockies, the Bavarian Inn Restaurant is a legendary fixture in the Southern Alberta dining scene. Known by many as the BAV TAV, the Bavarian Inn Restaurant has been serving guests since the 1970's and has built a long standing reputation for quality, consistency, and warm hospitality. It has been a trusted destination for casual family dinners, celebrations, and private gatherings, with owners who have carefully maintained its strong standing in the community over the years. The building and property themselves are equally impressive. This well maintained, purpose built restaurant offers approximately 3,000 square feet on the main floor, featuring a welcoming dining room along with a separate, freshly renovated lounge and bar area. A beautiful wrap

around patio services both spaces, adding to the guest experience and expanding seasonal seating potential. The kitchen is thoughtfully laid out with ample prep space, a large walk in cooler, and equipment that has been kept in excellent condition, with a new commercial flooring just installed. Inside, the dining room offers a warm and comfortable atmosphere, with a great mix of well spaced seating, abundant natural light during the day, and a wood burning fireplace that adds to the ambiance on cooler evenings. What makes this opportunity even more exciting is the additional upside still to be realized. The full basement presents a range of possibilities, whether built out as an event space, another complementary business use, or even owner's quarters. Opportunities like this are exceptionally rare, combining an established and respected business with a beautiful real estate asset and strong future development potential. This is a property that must be seen in person to fully appreciate everything it has to offer. Please call to arrange a private tour.