



**GRASSROOTS**

REALTY GROUP

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8301 20 Avenue  
Coleman, Alberta

MLS # A2297282



**\$575,000**

Division: NONE

Type: Business

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 872 sq.ft.

Zoning: C-2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Tables (excepting wooden table of 6), chairs, all kitchen appliances, matching shelf under chalkboard

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. This turn key operation is ready to go. Conveniently located on a large corner lot on highway 3 , just 2 hours south of Calgary , nestled in the rapidly developing mountain town of Coleman. With a substantial growth in tourism the Crowsnest Pass is the new hub for climbers, hikers, fishermen , and cyclists. The area is well known for its productive trout rivers and streams, just minutes from the Cafe and Flyshop. The property is is on 2 titled lots totaling 116'x95' and zoned as Commercial drive thru C2.The main floor serves this purpose very well. Downstairs provides a living suite with a full kitchen, living space, full bathroom, providing on site accommodation. A large fully fenced backyard with a single car garage and a full sized barn offers more than adequate storage space. Carry on with this successful business, or bring your own dreams to fruition in this excellent location in the southern Canadian Rocky Mountains.