



**GRASSROOTS**  
REALTY GROUP

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95 South Railway Avenue  
Irvine, Alberta

MLS # A2303859



**\$350,000**

**Division:** NONE  
**Type:** Hotel/Motel  
**Bus. Type:** Bar/Tavern/Lounge  
**Sale/Lease:** For Sale  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 6,200 sq.ft.  
**Zoning:** HC

|                  |   |                       |   |
|------------------|---|-----------------------|---|
| <b>Heating:</b>  | - | <b>Addl. Cost:</b>    | - |
| <b>Floors:</b>   | - | <b>Based on Year:</b> | - |
| <b>Roof:</b>     | - | <b>Utilities:</b>     | - |
| <b>Exterior:</b> | - | <b>Parking:</b>       | - |
| <b>Water:</b>    | - | <b>Lot Size:</b>      | - |
| <b>Sewer:</b>    | - | <b>Lot Feat:</b>      | - |

**Inclusions:** c-can in back (insulated with shelving and door on each side)

Owned and operated with the same owners for over 18 years, it is now time to retire! Hotel was originally constructed in 1907 with lots of charm and historic character. Renovations over the last 10 years to the carpeting, bar furniture, kitchen appliances, walk in freezer, garage roof, kitchen roof and updated living quarters. Main floor tavern, licensed for 125 patrons, fully functional bar, VLTs, billiards, darts, entertainment area and commercial kitchen. Second floor living and income suites. Spacious and updated living quarter with 3 bedrooms and roof top patio plus 5 additional rental units. Outdoor Patio and Garage - seasonal patio with seating for up to 100, ideal for hosting community events, live music and private functions. Ideal property for an investor or entrepreneur looking to operate and reside on site. Turn key operation!