

# \$489,000 - 8505 20 Avenue, Coleman

MLS® #A2128814

**\$489,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.09 Acres

NONE, Coleman, Alberta

Welcome to Crowsnest Pass. This established, 2,000 sq. ft., 60 seat restaurant fronts busy highway #3 could be the business opportunity you have been waiting for. Nicely renovated and maintained this business is turn key, offers plenty of parking and is easily accessible. Crowsnest Pass is a destination for many mountain bike, hiking, camping and fishing enthusiasts and offers an abundance of outdoor activities.

Built in 1978

## Essential Information

MLS® #	A2128814
Price	\$489,000
Bathrooms	0.00
Acres	0.09
Year Built	1978
Type	Commercial
Sub-Type	Business
Status	Active

## Community Information

Address	8505 20 Avenue
Subdivision	NONE
City	Coleman
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K 0M0



**Amenities**

Parking Spaces      20

**Interior**

Heating                      Forced Air, Natural Gas

Cooling                      Central Air

**Exterior**

Roof                          Asphalt Shingle, Flat Torch Membrane

Construction              Stucco, Stone

Foundation                Poured Concrete

**Additional Information**

Date Listed                May 3rd, 2024

Days on Market          364

Zoning                      C-1 Retail Commercial

**Listing Details**

Listing Office              RE/MAX REAL ESTATE - LETHBRIDGE

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.