

# \$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, High Speed Internet Available, Natural Gas 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	345
Zoning	C-2

### Listing Details

Listing Office

ROYAL LEPAGE COMMUNITY REALTY

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