

# \$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 | 426             |
| Zoning         | C-2             |

**Listing Details**

Listing Office

ROYAL LEPAGE COMMUNITY REALTY

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