



## 304 1 Street Cochrane Alberta

\$2,950,000

One of Alberta's oldest operating hotels, established in 1904 on Cochrane's Main Street, this amazing Old West building has served this town and travellers making their way up and down The Cowboy Trail for almost 120yrs! This grand lady is famous throughout Southern Alberta for her historic commitment to traditional western hospitality, comfortable accommodations, great food, drink and service. The building is in excellent shape and maintained with an attention to detail by its passionate owners. The inside breaks down into different revenue streams with 15 guest rooms, a Restaurant/Steakhouse with 56 seats inside and another 52 on the sunlit patio, and the 186 seat Texas Gate Bar & Grill. The restaurant is an excellent example of the preservation of an Old West restaurant you would see in the movies, with iconic pressed tin ceilings, wood accents and country warmth you can't recreate today. Featuring home cooked meals, friendly service and historic photos of Southern Alberta landmarks, all this combines to provide guests with a one of a kind experience. The fully renovated 15 Guest Rooms are comfortable and quaint, combining the Western feel with modern comforts. They have a very strong demand from Calgarians seeking a weekend away from the city, as well as travellers passing through on their way to Banff, Canmore and beyond or headed north or south while exploring the famous "Cowboy Trail". The diamond of this business is The Texas Gate Bar & Grill, a 186 seat authentic Western saloon style bar, which has been beautifully renovated, while being sure to maintain and honour its history and character. The beautiful Cherry wood bar is a focal point of the room, which also features pool tables, VLT's, dart boards and lots of TV's for sporting events, Rodeo etc. There is a stage and an extensive sound system capable of hosting large live music events or just a Saturday ja...

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