

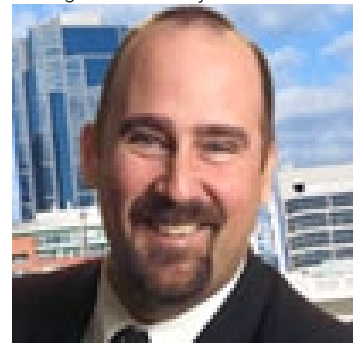


75 White Avenue Bragg Creek Alberta

\$2,288,000

****LAND, BLDG AND BUSINESS AND REDEVELOPMENT SITE IS FOR SALE****This is a multifaceted listing of a rare commercial property in Bragg Creek, Alberta. There is a fully functioning, high quality restaurant operation with an impeccable reputation ready for new ownership, as well as the potential down the road to redevelop the site with a larger commercial use such as a boutique hotel. The long term potential of this property is excellent, as it sits very close to the approved Gateway Village Development, a 12.6 acre master-planned mixed use resort style project. This beautiful hamlet has long been an escape for people to enjoy a weekend away from the city, a place to enjoy the outdoors and great food. The local area is known for its hiking, biking, camping, horseback riding and its quaint shops and restaurants. The tourism business has always been extremely vibrant in the area and it growing every year, with more and more people making the trip to Bragg Creek. The Bavarian Inn Restaurant in Bragg Creek is For Sale, located a short drive from the world famous Kananaskis Country recreational area and up against the foothills of the Canadian Rockies, it is a legendary staple in the Southern Alberta dining scene. Since the 1970's the BAV TAV, also known as the Bavarian Inn Restaurant has been renowned for its service and consistent quality dining experience. The owners have continually maintained a solid reputation as a place you go for a casual dinner with the family or to book a party and celebrate a special occasion. The building and property are a gem and very well maintained, featuring a 3000sqft(+/-) purpose built restaurant with a dining room and a separate freshly renovated lounge/bar area. The wonderful wrap around patio serves both the dining room and the lounge. The kitchen is well laid out with lots of prep area and the equipment is in excellent repair, with a lar...

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