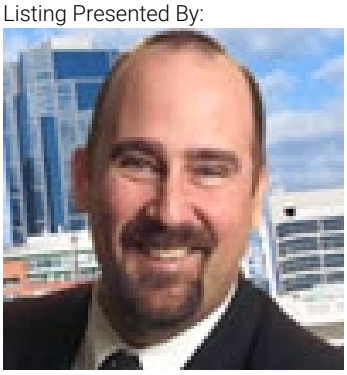


75 White Avenue Bragg Creek Alberta

$2,475,957

This is a rare opportunity to acquire a truly multifaceted commercial property in Bragg Creek, Alberta. The offering includes a fully functioning, fully staffed, high quality restaurant operation with an outstanding reputation, along with exceptional long term redevelopment potential. Down the road, the site could lend itself to a larger commercial use such as a boutique hotel or other destination oriented project. Its future upside is especially compelling given its close proximity to the approved Gateway Village Development, a 12.6 acre master planned mixed use resort style project.Bragg Creek has long been a sought after escape for those looking to enjoy the outdoors, great dining, and the charm of a vibrant hamlet just outside the city. The area is well known for hiking, biking, camping, horseback riding, and its collection of unique shops and restaurants. Tourism in the region has always been strong and continues to grow, with more and more visitors making the trip to Bragg Creek each year. Located just a short drive from the world famous Kananaskis Country recreation area and set against the foothills of the Canadian Rockies, the Bavarian Inn Restaurant is a legendary fixture in the Southern Alberta dining scene.Known by many as the BAV TAV, the Bavarian Inn Restaurant has been serving guests since the 1970's and has built a long standing reputation for quality, consistency, and warm hospitality. It has been a trusted destination for casual family dinners, celebrations, and private gatherings, with owners who have carefully maintained its strong standing in the community over the years.The building and property themselves are equally impressive. This well maintained, purpose built restaurant offers approximately 3,000 square feet on the main floor, featuring a welcoming dining room along with a separate, freshly renovated lounge and bar area. A beautiful wrap...

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