

**75 White Avenue
Bragg Creek, Alberta****MLS # A2247346****\$2,300,000**

Division:	NONE
Type:	Business
Bus. Type:	Bar/Tavern/Lounge, Food & Beverage, Hospitality, Restaurant
Sale/Lease:	For Sale
Bldg. Name:	The Bavarian Inn
Bus. Name:	The Bavarian Inn
Size:	2,924 sq.ft.
Zoning:	Com

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.64 Acre
Sewer:	-	Lot Feat:	-

Inclusions: To be mutually agreed to at the time of sale, and attached to the Offer to Purchase as a Schedule A

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 large walk-in cooler. The dining room has a warm and

welcoming feel, with a great mix of table sizes that are well spaced for a comfortable dining environment. Lots of windows give you great natural light during the day for lunches and a wood burning fireplace completes the ambiance on the chilly nights. There are a few other exciting parts of this opportunity, like the potential to expand on the property if you chose to. The full basement could be built out as an event space or some other sort of venue or business, or as a living space for the owner. This is an opportunity that you really need to see to fully appreciate the potential of the property and business. Please call to arrange a private tour so you can see it for yourself.