

75 White Avenue Bragg Creek, AB T0L 0K0

Commercial
Active

A2189663

PD:

DOM: 0

CDOM: 0

LP: \$2,300,000.00

LR:

OP: \$2,300,000.00

Banner: ****LAND, BLDG AND BUSINESS AND REDEVELOPMENT SITE FOR SALE IN BRAGG CREEK****



Trans Type:	For Sale	Title:	Fee Simple
County:	Rocky View County	City:	Bragg Creek
Type:	Business	SQFT:	2,924
Bus Type:	Bar/Tavern/Lounge, Food & Beverage , Hospitality, Restaurant	Year Built:	1974
Building Type:	Free-Standing	Business:	Yes
Subdivision:	NONE	# Floors:	
LINC#:	0017204298	# Buildings:	1
Legal Pln:	5513HL	Blk:	D
		Lot:	2
Zoning:	Com	Tax Amt:	\$8,386.50
Lot Size:	0.64 Ac	Tax Year:	2024
Exclusions:	No	SRR:	No
Reports:	Call Lister		
Restrictions:	None Known	Leg Unit #:	
Disclosure:			
Owner Type:			
Possession:	Negotiable		

Recent Change:**03/05/2025 : NEW**

Public Remarks: ****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 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.

Property Information

Building Area:	2,924.00	Nearest Town:		Frontage:	149.91
Lot Size Dim:		Floor Thick:		Lot Depth:	184.92
Condo Type:	Not a Condo	Condo Fee:		Fee Frequency:	
Exclusions:	To be mutually agreed to at the time of sale, and then attached to the Offer to Purchase as a Schedule "B"				
Access To Prop:	See Remarks				
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Access Feat:	Exterior Wheelchair Lift				
Lease Rate SM:		Lse Rate SF:		Lse Measure:	Square Feet

Parking Information

Total Parking:	27	Energized:		Common:	
Parking:	27				

Business Information

Complex Nm:	The Bavarian Inn	Lse Sub Lease:		Lease Type:	
Bus Name:	The Bavarian Inn			Lease Incent:	

Agent & Office Information

List Agent:	Rob Campbell  rob@robcampbell.ca	Phone:	403-542-7253
List Firm:	CIR Realty	Phone:	403-271-0600
Firm Address:	130, 703 - 64 AVENUE SE, CALGARY, T2H 2C3	Firm Fax:	403-271-5909
Appt:	Do NOT use ShowingTime for tours, call Rob Campbell (403) 542-7253. Please make sure to set up your tour well in advance, any site visit will need to be done early in the day, before the business opens. Please see Agent Only Remarks for additional info.		
Showing Contact:	Rob Campbell 403-542-7253	List Date:	03/05/2025
Comm:	2.5% of the sale price	Expiry Dt:	12/31/2025
LB Type/Info:	None/	With Dt:	
Owner Name:	Holschuh / Shewchuk	Ownership:	Private
Occupancy:	Owner	Exclusion:	No
Member Rmks:	Please DO NOT visit the location without an appointment. Please provide as much advance notice as possible before a tour of the site. A signed Confidentiality Agreement will be required before the release of specific information, it		

can be downloaded from the supplements tab. You can reach Rob at (403) 542-7253 This is an operating business, please ask your clients to act with discretion while on site. While in the business, please make sure to address any questions to the Listing Agent, and not to any staff that may be in the building. Please ensure that you have pre qualified your buyer to ensure that they have the financial and operational experience to purchase this type of business.

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INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED.