

# \$575,000 - 13019 20 Avenue, Blairmore

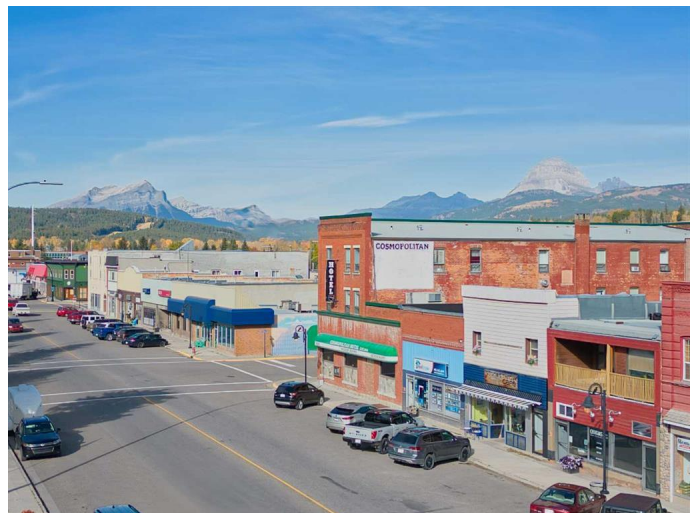
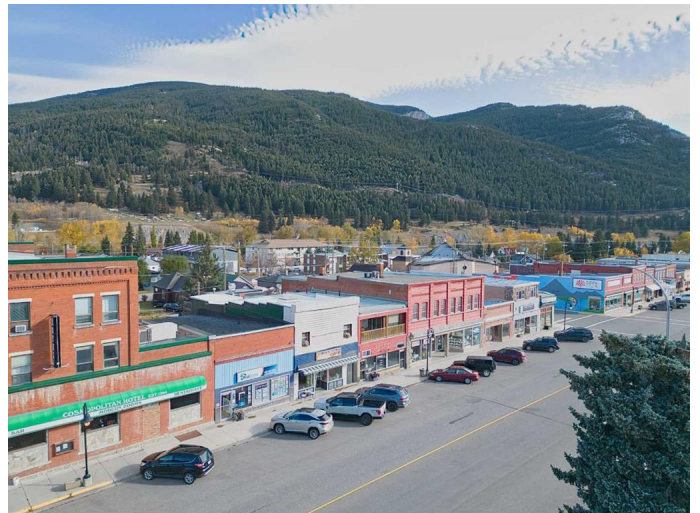
MLS® #A2172784

**\$575,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Blairmore, Alberta

Own a piece of Crowsnest Pass history! The Brisco Building on Blairmore's main street has been an opera house, men's wear store, bowling alley, newspaper office, and some say "a Brothel"! Currently an independently-owned cafe, the seller is including all contents for a turn-key business opportunity. 1800sq' includes seating for 40, refrigerated prep and display coolers, walk in cooler, Wega espresso machine, chest and upright freezers, Blakeslee mixer, ovens and gas range as well as all smallwares needed to operate as a cafe. Seasonal street patio, including propane heater and custom picnic tables, comes apart neatly in pieces for storage. Heritage-inspired automatic retractable awning touches on the historic roots of the building. Storage room in rear of cafe as well as two public restrooms including one wheelchair-accessible. Second floor apartment accessible by street-side stairs boasts a spacious living area comprised of two bedrooms, and 1 office/den/spare room (no window), with sunny, south facing exposure. Two bathrooms (3 piece, 2 piece) as well as laundry. 7 closets make for ample storage. Bright kitchen with large, lantern skylight is the heart of the apartment, with two living areas off the kitchen featuring original fir flooring. North facing patio is cool in the summer and perfect for outdoor seating and a BBQ. Take advantage of this superb location in the



heart of Blairmore and the Crowsnest Pass. The Crowsnest Pass area is coming alive with trail/running races, mountain biking, golf, ATV, hiking, fishing (and other backcountry adventures), climbing/bouldering, and more. This combined with a positive economic climate and an easy going community spirit, it's a great time to get in on this opportunity to start a business. Take advantage of all the cool things happening and growing in this special part of the SW Canadian Rocky Mountains!

Built in 1915

### **Essential Information**

MLS® #	A2172784
Price	\$575,000
Bathrooms	0.00
Acres	0.00
Year Built	1915
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### **Community Information**

Address	13019 20 Avenue
Subdivision	NONE
City	Blairmore
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K0E0

### **Interior**

Heating	Forced Air, Natural Gas
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### **Exterior**

Roof	Flat Torch Membrane, Membrane
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### **Additional Information**

Date Listed            October 12th, 2024

Days on Market      178

Zoning                C-1

## **Listing Details**

Listing Office        Century 21 Foothills South Real Estate

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