

\$599,000 - 7808 17 Avenue, Coleman

MLS® #A2224330

\$599,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.06 Acres

NONE, Coleman, Alberta

With a fresh breath of life and activity in downtown Coleman, including street-scaping and revitalization of this area in the last few years, along with some very well established businesses combining with some new ones that have set up shop, this is a great place to live and run your commercial business, or hold an investment property in the beautiful Crowsnest Pass. With a dedicated commercial space on the main level, and apartment on the top level, there are a ton of features that come along with this property including modern construction with legal fire separation between the residential and commercial space (with separate furnaces and electrical panels, and fire separation for each space), and the commercial space meets ADA requirements. Triple pane, Low E, Argon Windows with black exteriors throughout, custom solid wood entry doors on commercial space, custom cabinets and quartz throughout both commercial and residential space, stainless steel commercial grade appliances with 36" gas range and oven, farm sink in island with additional prep sink, full walk in custom pantry, custom cabinetry in mudroom/laundry, residential hot water on demand and water softener, and a high efficiency wood burning stove in residential space. The entire building is spray foam insulated, has a standing seam full metal roof with low maintenance stucco exterior, and comes with a 2 piece bathroom in the commercial space, 2 full baths in residential



space, master closet with full custom cabinetry, central vacuum (in residential space), and an exterior deck with custom metal railings and ample parking for 3 vehicles and/or trailer in back. Coffee equipment/business as shown in photos is not included in sale.

Built in 2020

Essential Information

MLS® #	A2224330
Price	\$599,000
Bathrooms	0.00
Acres	0.06
Year Built	2020
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	7808 17 Avenue
Subdivision	NONE
City	Coleman
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K0M0

Amenities

Parking Spaces	3
----------------	---

Additional Information

Date Listed	May 26th, 2025
Days on Market	111
Zoning	C-1

Listing Details

Listing Office	Century 21 Foothills South Real Estate
----------------	--

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.