



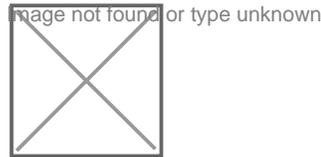
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**Regional Contact**

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# 1346 VETERANS STREET



Commercial Real Estate > Commercial Property for Sale

**Location**  
Pincher Creek, Alberta

**Listing ID:**  
26585

**\$143,950**



PincherCreek  
 Dec 15, 2022  
 (403) 627-3156  
  
962 Saint John Avenue, Pincher Creek , Alberta T0K 1W0

**Zoning**  
C2 - Highway Drive-in Commercial

**Legal Plan**  
Plan 1410447 Block 1 Lot 8

**Lot Size (Sq. Ft.)**  
21344

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The Town of Pincher Creek is selling several lots in the NE area of Pincher Creek. 1346 Veterans Street is zoned Highway Drive-in Commercial (C2) and is suitable for a number of development options including but not limited to restaurants, hotel/motel, entertainment establishments, service stations, and convenience stores. **KEY TERMS AND CONDITIONS OFFER** All offers are to be submitted using the Town of Pincher Creek Buyer's Application Form available on the Town of Pincher Creek's website at [www.pinchercreek.com](http://www.pinchercreek.com). **RESERVATIONS** The land is being sold on an "as is", "as zoned" basis. The Town of Pincher Creek reserves the right to receive and review multiple offers and shall do so as objectively and quickly as possible, and reserves the right at its sole discretion to approve or reject any offer or modify the terms of the approval of any offer. **DEPOSIT** Deposit shall be ten percent (10%) of the purchase price due upon signing the Town's formal Sale Agreement. **LOCAL IMPROVEMENT TAX** The property has an outstanding Local Improvement Tax as per Bylaw 1619-18 in the amount of \$102,741.51 that will be pro-rated as of the date of sale. **CLOSING DATE** Subject to the Town of Pincher Creek approval(s), the closing date of the sale shall be subject to negotiations and Town of Pincher Creek approval. **FINAL AGREEMENT** The final Sale Agreement shall be in accordance with the Town of Pincher Creek Property Purchase Policy 603-06 and the minimum standard of development. **MUNICIPAL APPROVAL** All offers are subject to receipt of the required Town of Pincher Creek approvals. **ADDITIONAL INFORMATION** It is recommended that applicants review the following: • C2 - Highway Drive-in Commercial

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