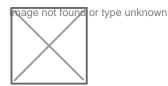


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 966 MAIN STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Pincher Creek, Alberta

Listing ID: 29513

MLS ID: A2196010

\$409,000



A MANSON KELLY

**(403)** 715-7575

**403-915-5288** 

rM1

966 Main Street , Pincher Creek , Alberta T0K 1W0

**Transaction Type** 

For Sale

**Days On Market** 

98

**Zoning** C2

Subdivision

NONE

Year Built

1953

Structure Type Mixed Use

Property Type Commercial **Property Sub Type** 

Mixed Use

Legal Plan 3880BD

Inclusions

Building Area (Sq. Ft.)

3377.00

Building Area (Sq. M.)

313.73

3 x fridges, 3 x stoves, washer and dryer, dishwasher (as is), window air

conditioning unit

RestrictionsReportsNone KnownFloor Plans

Did you know Pincher Creek is the gateway to Waterton Lakes National Park, Castle Mountain Ski Resort & the Crowsnest Pass/BC Border? This could be your next investment opportunity! This mixed-use building, located right on Main Street, has tons of potential! The main level is set up for commercial use and is split into multiple spaces that could be used as offices, treatment rooms, or retail, depending on your business plan. The upper level has a one-bedroom apartment and a two-bedroom apartment, with shared laundry. The whole building has lots of natural light with large windows that were updated three years ago. The basement is clean and bright, perfect for storage. The building has long term tenants in place that would like to stay. If you've been thinking about starting or adding to your real estate investment portfolio, this building would be a great addition.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9<sup>™</sup> MLS® System. Pillar 9<sup>™</sup> is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9<sup>™</sup>. The trademarks MLS®, Multiple Listing Service® 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.