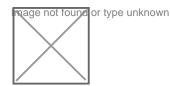


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

1315 FREEBAIRN AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationPincher Creek, Alberta

Listing ID: 30340

MLS ID: A2215461

\$995,000



△ JANET JONES

2 (403) 627-7438

THE VILLAGER REAL ESTATE CO.

403-627-7438

r<u>M</u>1

1315 Freebairn Avenue , Pincher Creek , Alberta T0K 1W0

Transaction Type

For Sale

Title

Fee Simple

Days On Market

34

Zoning

C2

1994

Subdivision

NONE

Building Type

Free-Standing

Year Built

Structure Type

Property Type Commercial

Property Sub Type

Mixed Use

Legal Plan 9010899

Mixed Use

654

6555.00

Building Area (Sq. M.)

608.97

Lot Size (Sq. Ft.)

54450

Lot Size (Acres)

Building Area (Sq. Ft.)

1.25

Construction Type

Brick, Stucco, Wood Frame

Roof

Asphalt Shingle

Foundation

Slab

Electric

Three Phase

Cooling

Central Air

Heating

Central, Natural Gas

Lot Features

None Known

Back Lane, Paved, Street Lighting

Access to Property

Direct Access, On Major Traffic

Route, Paved Road

Inclusions

All items in restaurant as viewed

Restrictions

Reports

None

Amazing location! This versatile commercial building is located off Highway 6 in Pincher Creek, a thriving town in Southern Alberta known for its close proximity to Castle Ski area and Waterton Lakes National Park. While the property was recently operating as a 108 seat restaurant with a 56 seat lounge and outdoor patio, this location and building design would lend itself to many other business models. It has a fully equipped kitchen with 2 pizza ovens, 6 burner commercial stove, grill, char-broiler and everything you need to run a full service restaurant. The building includes 1300 square feet of space currently leased to a retail business. Recent upgrades include HVAC in 2017, new roof in 2019, parking lot upgrades in 2020, new hot water tanks in 2022. Chairs, tables and booths are in excellent condition. Lease option would be considered.

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™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. 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.