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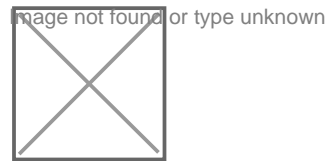
#### Regional Contact

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## 966 MAIN STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



#### Location

Pincher Creek, Alberta

#### Listing ID:

31871

#### MLS ID:

A2251369

**\$409,000**



**MANSON KELLY**  
 (403) 715-7575

Grassroots Realty Group  
 403-915-5288

966 Main Street , Pincher Creek , Alberta T0K 1W0

**Transaction Type**

For Sale

**Days On Market**

152

**Zoning**

C2

**Subdivision**

NONE

**Year Built**

1953

**Structure Type**

Mixed Use

**Property Type**

Commercial

**Property Sub Type**

Mixed Use

**Legal Plan**

3880BD

**Building Area (Sq. Ft.)**

3377.00

**Building Area (Sq. M.)**

313.73

**Inclusions**

3 fridges, 3 stoves, washer, dryer,  
dishwasher (as is, where is), window air  
conditioning unit

**Restrictions**

None Known

**Reports**

Floor 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.

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