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615 MAIN STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Pincher Creek, Alberta



Listing ID:
20084


MLS ID:
A2035921

\$262,500



 **JANET JONES**
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 **THE VILLAGER REAL ESTATE CO.**
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 615 Main Street , Pincher Creek , Alberta T0K 1W0

Transaction Type For Sale	Title Fee Simple	Days On Market 515
Year Built 1975	Lot Size (Acres) 0.15	Zoning C1
Subdivision NONE	Building Type Free-Standing,Office Building	Structure Type Low Rise (2-4 stories)
Property Type Commercial	Property Sub Type Office	Legal Plan 552LK
Building Area (Sq. Ft.) 2470.00	Building Area (Sq. M.) 229.47	Lot Size (Sq. Ft.) 6468
Construction Type Concrete,Wood Siding	Roof Flat,Tar/Gravel	Foundation Block
Access to Property On Major Traffic Route	Inclusions N/A	Restrictions None Known
Reports None	Heating Forced Air,Natural Gas	

Here is a commercial building with lots of potential and C1 zoning. With this zoning there are many opportunities including retail, restaurant, child care facility and dwelling units as a secondary use plus much more. Currently set up a large reception area, seating area, 5 offices, 2-2 piece baths and a large kitchen area on the main floor with a storage and work area in the drive-out basement, this property could be developed to suit your needs. With the current housing shortage, there may be potential to convert this property to residential with a zoning change! If more room is needed, there is potential for building expansion! New roof in 2010. Motivated seller!

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