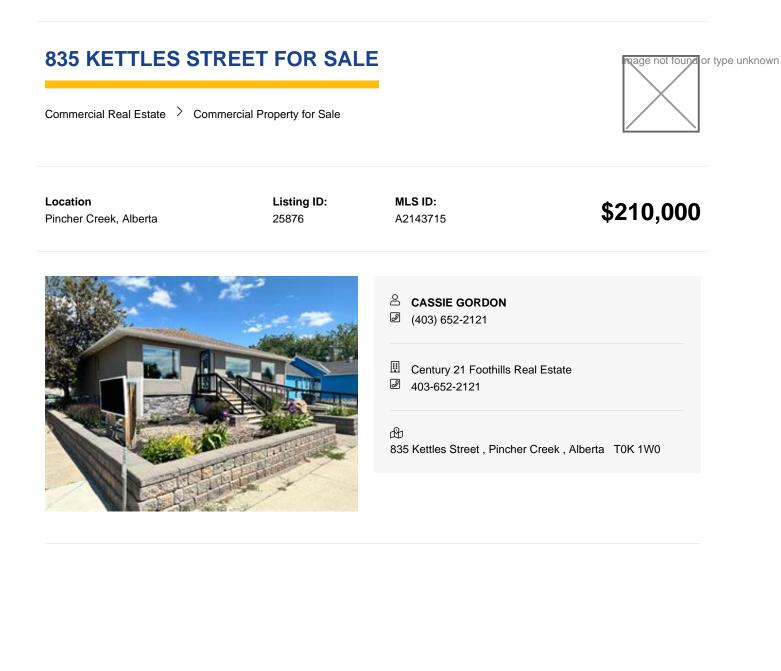


Generated: Sep 21, 2024, 5:28:34

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.



Transaction Type For Sale	<b>Title</b> Fee Simple	Days On Market 66
<b>Zoning</b> C4	Subdivision NONE	Building Type Mixed Use
Year Built	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 7756AL	Building Area (Sq. Ft.) 1087.52
Building Area (Sq. M.)	Roof	Cooling
101.03 Heating	Asphalt Shingle Lot Features	Central Air Inclusions
Forced Air Restrictions	Corner Lot Reports	None
None Known	None	

\*\*This is a judicial sale- Court of King's Bench\*\* So much potential in this property! Situated in the vibrant heart of Pincher Creek, this Transitional commercial property offers an unparalleled opportunity for a buyer seeking visibility and convenience. Located on a corner lot, just one street over from Main Street, this property boast high foot traffic and easy access, making it an ideal location for a clinic, retail, office, or service oriented business. Fully renovated main level in the last 10 years-new windows and insulation, roof, AC unit. Currently tenanted and being used as an Optometrist office. Main floor contains a large reception area, with 3 additional rooms, currently used for office space, pre-test and a clinical room. You will also find a convenient 2 piece bathroom. Basement is undeveloped and ready for your own personal touch.Wheelchair access with ramp, street parking and 1 staff parking spot at the rear. Don't miss out on this exceptional commercial real estate opportunity! Call your fave realtor and book a showing today!

**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.