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835 KETTLES STREET FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Pincher Creek, Alberta


Listing ID:
25876


MLS ID:
A2143715

\$210,000



 **CASSIE GORDON**
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 Century 21 Foothills Real Estate
 403-652-2121

 835 Kettles Street , Pincher Creek , Alberta T0K 1W0

Transaction Type For Sale	Title Fee Simple	Days On Market 66
Zoning C4	Subdivision NONE	Building Type Mixed Use
Year Built 1953	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.) 101.03	Roof Asphalt Shingle	Cooling Central Air
Heating Forced Air	Lot Features Corner Lot	Inclusions None
Restrictions None Known	Reports 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!

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