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988 MAIN STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Pincher Creek, Alberta



Listing ID:
26049


MLS ID:
A2038451

\$399,000



 **JANET JONES**
 (403) 627-7438

 **THE VILLAGER REAL ESTATE CO.**
 403-627-7438

 988 Main Street , Pincher Creek , Alberta T0K 1W0

Transaction Type For Sale	Title Fee Simple	Days On Market 503
Zoning C2	Subdivision NONE	Building Type Free-Standing
Year Built 1954	Structure Type Low Rise (2-4 stories)	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 8089JK	Building Area (Sq. Ft.) 3972.00
Building Area (Sq. M.) 369.01	Lot Size (Sq. Ft.) 16107	Lot Size (Acres) 0.37
Construction Type Stucco,Wood Siding	Roof Metal,Shake	Foundation Poured Concrete
Electric 100 Amp Service	Cooling Central Air	Heating Forced Air,Natural Gas
Lot Features Triangular Lot,Corner Lot,Low Maintenance Landscape,Irregular Lot,Paved	Commercial Amenities Cooler(s),Exhaust Fan(s),Freezer(s),Kitchen,Laundry Facility,Mezzanine,Paved Yard	Access to Property Front and Rear Drive access,On Major Traffic Route,Paved Road,Public,Two-Way Access
Inclusions All chattels as viewed	Restrictions None Known	Reports None

This property is on a highly visible corner lot close to Hwy 6 and Main Street in Pincher Creek. It has served as a successful restaurant for many years and the lease price includes everything needed to run a full kitchen with the exception of a commercial dishwasher. The current seating plan is for 80 patrons. Approximately 1300 square feet of floor space would allow for even more seating! The kitchen includes a char-broiler, grill, 6 burner gas stove and 2 oven unit, 2 basket deep fryer, 2 free standing commercial ovens, 2 large walk in coolers, walk in freezer plus much more.

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