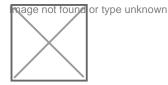


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966 MAIN STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationPincher Creek, Alberta

Listing ID: 26185

MLS ID: A2150134 \$409,000



 $\stackrel{\circ}{-}$ MANSON KELLY

(403) 715-7575

403-915-5288

坳

966 Main Street , Pincher Creek , Alberta $\,$ T0K 1W0

Transaction Type

For Sale

Days On Market

42

Zoning C2

Subdivision

NONE

Year Built

1953

Structure Type Mixed Use

Property Type

Property Sub Type

Legal Plan 3880BD

Commercial

Mixed Use

Inclusions

Building Area (Sq. Ft.)

3377.00

Building Area (Sq. M.)

313.73

3 x fridges, 3 x stoves, washer and dryer, dishwasher (as 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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