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1346 VETERANS STREET

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
Commercial Real Estate > Commercial Property for Sale

Location
Pincher Creek, Alberta

Listing ID:
26585

\$125,000



 MarieEverts
 Dec 15, 2022
 (403) 627-3156
 962 Saint John Avenue, Pincher Creek , Alberta T0K 1W0

Zoning
C2 - Highway Drive-in Commercial

Legal Plan
Plan 1410447 Block 1 Lot 8

Lot Size (Sq. Ft.)
21344

The Town of Pincher Creek is selling several lots in the NE area of Pincher Creek. 1346 Veterans Street is zoned Highway Drive-in Commercial (C2) and is suitable for a number of development options including but not limited to restaurants, hotel/motel, entertainment establishments, service stations, and convenience stores.

KEY TERMS AND CONDITIONS

OFFER

All offers are to be submitted using the Town of Pincher Creek Buyer's Application Form available on the Town of Pincher Creek's website at www.pinchercreek.com.

RESERVATIONS

The land is being sold on an "as is", "as zoned" basis. The Town of Pincher Creek reserves the right to receive and review multiple offers and shall do so as objectively and quickly as possible, and reserves the right at its sole discretion to approve or reject any offer or modify the terms of the approval of any offer.

DEPOSIT

Deposit shall be ten percent (10%) of the purchase price due upon signing the Town's formal Sale Agreement.

LOCAL IMPROVEMENT TAX

The property has an outstanding Local Improvement Tax as per Bylaw 1619-18 in the amount of \$102,741.51 with an option of a twenty (20) year amortization of yearly principal and interest payments in the amount of \$7,898.37.

CLOSING DATE

Subject to the Town of Pincher Creek approval(s), the closing date of the sale shall be subject to negotiations and Town of Pincher Creek approval.

FINAL AGREEMENT

The final Sale Agreement shall be in accordance with the Town of Pincher Creek Property Purchase Policy 603-06 and the minimum standard of development.

MUNICIPAL APPROVAL

All offers are subject to receipt of the required Town of Pincher Creek approvals.

ADDITIONAL INFORMATION

It is recommended that applicants review the following:

- C2 - Highway Drive-in Commercial

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