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## 1315 FREEBAIRN AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Pincher Creek, Alberta


**Listing ID:**  
30340

**MLS ID:**  
A2215461

**\$995,000**



 **JANET JONES**  
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 **THE VILLAGER REAL ESTATE CO.**  
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 1315 Freebairn Avenue , Pincher Creek , Alberta T0K 1W0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 110
<b>Zoning</b> C2	<b>Subdivision</b> NONE	<b>Building Type</b> Free-Standing
<b>Year Built</b> 1994	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 9010899	<b>Building Area (Sq. Ft.)</b> 6555.00
<b>Building Area (Sq. M.)</b> 608.97	<b>Lot Size (Sq. Ft.)</b> 54450	<b>Lot Size (Acres)</b> 1.25
<b>Construction Type</b> Brick,Stucco,Wood Frame	<b>Roof</b> Asphalt Shingle	<b>Foundation</b> Slab
<b>Electric</b> Three Phase	<b>Cooling</b> Central Air	<b>Heating</b> Central,Natural Gas
<b>Lot Features</b> Back Lane,Paved,Street Lighting	<b>Access to Property</b> Direct Access,On Major Traffic Route,Paved Road	<b>Inclusions</b> All items in restaurant as viewed
<b>Restrictions</b> None Known	<b>Reports</b> None	

Amazing location! This versatile commercial building is located off Highway 6 in Pincher Creek, a thriving town in Southern Alberta known for its close proximity to Castle Ski area and Waterton Lakes National Park. While the property was recently operating as a 108 seat restaurant with a 56 seat lounge and outdoor patio, this location and building design would lend itself to many other business models. It has a fully equipped kitchen with 2 pizza ovens, 6 burner commercial stove, grill, char-broiler and everything you need to run a full service restaurant. The building includes 1300 square feet of space currently leased to a retail business. Recent upgrades include HVAC in 2017, new roof in 2019, parking lot upgrades in 2020, new hot water tanks in 2022. Chairs, tables and booths are in excellent condition. Lease option would be considered.

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