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991 ST. JOHN AVENUE FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Pincher Creek, Alberta



Listing ID:
35720


MLS ID:
A2317467

\$67,000



 **SCOTT CRABB**
 (403) 622-6111

 Grassroots Realty Group
 403-915-5288

 991 St. John Avenue , Pincher Creek , Alberta T0K 1W0

Transaction Type For Sale	Title Fee Simple	Days On Market 1
Zoning C4	Subdivision NONE	Year Built 1950
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 7756AL	Building Area (Sq. Ft.) 1426.00	Building Area (Sq. M.) 132.48
Inclusions n/a	Restrictions None Known	Reports RPR, Title

Opportunity awaits with this commercial property located just off Main Street in Pincher Creek. Situated on an approximately 1,800 sq. ft. lot, the property includes a building offering approximately 1,180 sq. ft. of main space plus an unheated 246 sq. ft. addition, for a total of 1,426 sq. ft. of building area. The location provides excellent accessibility and exposure within the community, making it a potential fit for a variety of future commercial uses. Please note that, for insurance purposes, all windows have been covered with plywood and all utility services have been disconnected. The property is being sold strictly AS IS, WHERE IS, with no warranties or representations. A great opportunity for investors, contractors, or entrepreneurs looking for a redevelopment or value-add project in the heart of Pincher Creek.

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