



**MLS # A2293032**

**Pincher Creek, Alberta**



**\$800,000**

**Division:** Pincher Creek

**Type:** Retail

**Bus. Type:** Convenience Store

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,400 sq.ft.

**Zoning:** C1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.17 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Asset List to be provided before closing

A rare opportunity to acquire a well-established convenience store together with the underlying property, located in a prime, high-visibility location in Pincher Creek. The business generates strong monthly sales of approximately \$60,000 and benefits from solid customer traffic. Inventory is not included in the asking price and is estimated at approximately \$70,000. This offering is ideal for an owner-operator or investor seeking to own both the business and the real estate, providing long-term stability and an excellent entry into the convenience store sector.