



**GRASSROOTS**  
REALTY GROUP

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615 Main Street  
Pincher Creek, Alberta

MLS # A2035921



**\$257,500**

Division: NONE

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,470 sq.ft.

Zoning: C1

Heating: Forced Air, Natural Gas

Floors: -

Roof: Flat, Tar/Gravel

Exterior: Concrete, Wood Siding

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.15 Acre

Lot Feat: -

Here is a commercial building with lots of potential and C1 zoning. With this zoning there are many opportunities including retail, restaurant, child care facility and dwelling units as a secondary use plus much more. Currently set up a large reception area, seating area, 5 offices, 2-2 piece baths and a large kitchen area on the main floor with a storage and work area in the drive-out basement, this property could be developed to suit your needs. With the current housing shortage, there may be potential to convert this property to residential with a zoning change! If more room is needed, there is potential for building expansion! New roof in 2010. Motivated seller!