



GRASSROOTS
REALTY GROUP

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988 Main Street
Pincher Creek, Alberta

MLS # A2038451



\$399,000

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	3,972 sq.ft.
Zoning:	C2

Heating:	Forced Air, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Metal, Shake	Utilities:	Cable, Electricity Connected, Natural Gas Connected, Fib
Exterior:	Stucco, Wood Siding	Parking:	-
Water:	Public	Lot Size:	0.37 Acre
Sewer:	Public Sewer	Lot Feat:	Triangular Lot, Corner Lot, Low Maintenance Landscape,
Inclusions:	All chattels as viewed		

This property is on a highly visible corner lot close to Hwy 6 and Main Street in Pincher Creek. It has served as a successful restaurant for many years and the lease price includes everything needed to run a full kitchen with the exception of a commercial dishwasher. The current seating plan is for 80 patrons. Approximately 1300 square feet of floor space would allow for even more seating! The kitchen includes a char-broiler, grill, 6 burner gas stove and 2 oven unit, 2 basket deep fryer, 2 free standing commercial ovens, 2 large walk in coolers, walk in freezer plus much more.