



**GRASSROOTS**  
REALTY GROUP

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**1142 Macleod  
Pincher Creek, Alberta**

**MLS # A2099253**



**\$540,000**

<b>Division:</b>	NONE
<b>Type:</b>	Business
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	Pincher Creek Collision
<b>Size:</b>	4,160 sq.ft.
<b>Zoning:</b>	Commercial Mix

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Flat	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	0.54 Acre
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	N/A		

A modern, well-built building situated on a very busy commercial artery in Pincher Creek. Currently being used as an auto body repair shop, but easily demisable into 3 separate bays to accommodate different businesses. Pride of ownership is very evident. 1/2 acre lot graded and fenced.