



GRASSROOTS
REALTY GROUP

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966 Main Street
Pincher Creek, Alberta

MLS # A2150134



\$409,000

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	3,377 sq.ft.
Zoning:	C2

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	3 x fridges, 3 x stoves, washer and dryer, dishwasher (as is), window air conditioning unit		

Did you know Pincher Creek is the gateway to Waterton Lakes National Park, Castle Mountain Ski Resort & the Crowsnest Pass/ BC Border? This could be your next investment opportunity! This mixed-use building, located right on Main Street, has tons of potential! The main level is set up for commercial use and is split into multiple spaces that could be used as offices, treatment rooms, or retail, depending on your business plan. The upper level has a one-bedroom apartment and a two-bedroom apartment, with shared laundry. The whole building has lots of natural light with large windows that were updated three years ago. The basement is clean and bright, perfect for storage. The building has long term tenants in place that would like to stay. If you've been thinking about starting or adding to your real estate investment portfolio, this building would be a great addition.