



1014 Hewetson Avenue
Pincher Creek, Alberta

MLS # A2180846



\$519,000

Division:	NONE
Type:	Retail
Bus. Type:	Liquor Store
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	9,000 sq.ft.
Zoning:	C1

Heating:	High Efficiency, Forced Air	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Flat Torch Membrane, Flat	Utilities:	Cable Internet Access, DSL, Electricity Connected, Natural Gas
Exterior:	Brick, Concrete, See Remarks	Parking:	-
Water:	Public	Lot Size:	0.45 Acre
Sewer:	Public Sewer	Lot Feat:	Cleared, Corner Lot
Inclusions:	Includes all items or fixtures except personal items not related to business. Seller provides equipment/fixture list including purchase price.		

Brand NEW liquor store for sale. This property is located in a high traffic area at the center of the town. The zoning (C-1) for this location allows for a wide variety of business ventures to be operated. Well maintained solid Cinder block retail building with fully updated recently (approx. 9,000 sq.ft main floor plus an additional 2,000 sq ft in the basement). There is also roll-up door and loading dock and huge 0.45 acre commercial lot. The liquor store features a massive 540 sq. ft. walk-in cooler, POS, Pop cooler, Freezer, and shelves, and a spacious 3,500 sq. ft. space to display and store your items. There is also ample parking space and direct access from the busy street. The space (1,850 sq. ft) right next to Liquor store is currently vacant but faces a very busy street, making it ideal for leasing or owner use as a cannabis store, take-out restaurant, hair salon, c-store, lawyer office and retail store. The building consisted of 5 spaces (liquor store, 3 rooms of office (* approx.. 1,300 sq.ft), 2 vacant space for retail / storage (approx.1,850, 2,200 sq.ft) and basement storage (* approx.. 1,900 sq.ft). There are many residential complexes around the building, and another residential building is scheduled to be built soon. Quick possession available. Brand NEW liquor store with building and land for sale. This property is sold "AS IS" condition for quick sale. All measurements are approximate. Thank you.