



**1255 Pronghorn Avenue
Pincher Creek, Alberta**

MLS # A2185965



\$675,000

| | | | |
|------------------|----------------------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,965 sq.ft. | Age: | 1955 (70 yrs old) |
| Beds: | 3 | Baths: | 1 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 4.99 Acres | | |
| Lot Feat: | See Remarks | | |

Heating: Forced Air

Water: -

Floors: Carpet, Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Crawl Space, Partial

LLD: -

Exterior: Stucco

Zoning: TUR

Foundation: Poured Concrete

Utilities: -

Features: See Remarks

Inclusions: n/a

Rare Opportunity: Thriving Greenhouse Business with Acreage in the Heart of Pincher Creek! This is your chance to own a truly unique and productive acreage right in the Town of Pincher Creek! For the past 19 years, this incredible property has operated as a highly successful retail greenhouse business, drawing loyal customers from across southern Alberta. Now, it's your turn to take the reins of this flourishing enterprise and enjoy its proven track record of great returns. The property boasts an impressive 25,000 sq. ft. of greenhouse space spread across 8 interconnected buildings, providing ample room for production and retail operations. All situated on just under 5 acres of property. Two separate garages are also on-site, supporting the business's daily operations, and furnaces allow you the flexibility to extend your growing season. The residence on the property is a spacious 1,950 sq. ft. home, thoughtfully connected to the greenhouses via a convenient coffee room, perfect for breaks or office space. The home features a 24' x 24' attached double garage, a new roof and shingles (2018), and newer vinyl windows installed in previous years for enhanced energy efficiency. This isn't just a property; it's an opportunity to be part of a beloved local tradition. Customers from near and far come to this greenhouse to purchase a stunning variety of plants and flowers, making it a highly respected name in the region. Whether you're looking to continue the greenhouse operation or explore new possibilities, this property offers tremendous potential. It's very rare to find such a great opportunity to earn a good living and live in a parklike setting within the Town of Pincher Creek.