

# \$257,500 - 615 Main Street, Pincher Creek

MLS® #A2035921

**\$257,500**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.15 Acres

NONE, Pincher Creek, Alberta

Here is a commercial building with lots of potential and C1 zoning. With this zoning there are many opportunities including retail, restaurant, child care facility and dwelling units as a secondary use plus much more. Currently set up a large reception area, seating area, 5 offices, 2-2 piece baths and a large kitchen area on the main floor with a storage and work area in the drive-out basement, this property could be developed to suit your needs. With the current housing shortage, there may be potential to convert this property to residential with a zoning change! If more room is needed, there is potential for building expansion! New roof in 2010. Motivated seller!

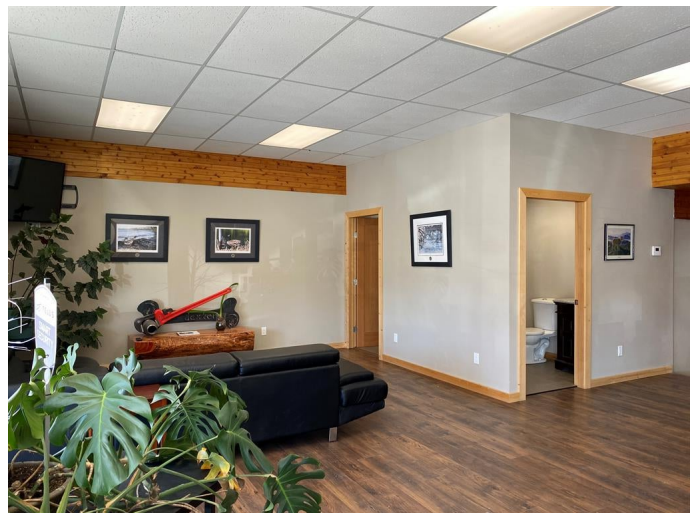
Built in 1975

## Essential Information

MLS® #	A2035921
Price	\$257,500
Bathrooms	0.00
Acres	0.15
Year Built	1975
Type	Commercial
Sub-Type	Office
Status	Active

## Community Information

Address	615 Main Street
Subdivision	NONE



City	Pincher Creek
County	Pincher Creek No. 9, M.D. of
Province	Alberta
Postal Code	T0K 1W0

### **Amenities**

Parking Spaces	4
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### **Interior**

Heating	Forced Air, Natural Gas
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### **Exterior**

Roof	Flat, Tar/Gravel
Construction	Concrete, Wood Siding
Foundation	Block

### **Additional Information**

Date Listed	June 29th, 2023
Days on Market	733
Zoning	C1

### **Listing Details**

Listing Office	THE VILLAGER REAL ESTATE CO.
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