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1315 FREEBAIRN AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Pincher Creek, Alberta



Listing ID:
30340


MLS ID:
A2215461

\$995,000



 **JANET JONES**
 (403) 627-7438

 **THE VILLAGER REAL ESTATE CO.**
 403-627-7438

 1315 Freebairn Avenue , Pincher Creek , Alberta T0K 1W0

Transaction Type For Sale	Title Fee Simple	Days On Market 64
Zoning C2	Subdivision NONE	Building Type Free-Standing
Year Built 1994	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 9010899	Building Area (Sq. Ft.) 6555.00
Building Area (Sq. M.) 608.97	Lot Size (Sq. Ft.) 54450	Lot Size (Acres) 1.25
Construction Type Brick,Stucco,Wood Frame	Roof Asphalt Shingle	Foundation Slab
Electric Three Phase	Cooling Central Air	Heating Central,Natural Gas
Lot Features Back Lane,Paved,Street Lighting	Access to Property Direct Access,On Major Traffic Route,Paved Road	Inclusions All items in restaurant as viewed
Restrictions None Known	Reports None	

Amazing location! This versatile commercial building is located off Highway 6 in Pincher Creek, a thriving town in Southern Alberta known for its close proximity to Castle Ski area and Waterton Lakes National Park. While the property was recently operating as a 108 seat restaurant with a 56 seat lounge and outdoor patio, this location and building design would lend itself to many other business models. It has a fully equipped kitchen with 2 pizza ovens, 6 burner commercial stove, grill, char-broiler and everything you need to run a full service restaurant. The building includes 1300 square feet of space currently leased to a retail business. Recent upgrades include HVAC in 2017, new roof in 2019, parking lot upgrades in 2020, new hot water tanks in 2022. Chairs, tables and booths are in excellent condition. Lease option would be considered.

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