



Generated: Nov 8, 2025, 16:32:20

**Regional Contact** 

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## 1340 VETERAN'S STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale

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Location

Pincher Creek, Alberta

Listing ID:

32777

MLS ID:

A2268950

\$799,000



**△** DOUG MERESKA

(403) 394-8239

AVISON YOUNG

**403-330-3338** 

1340 Veteran's Street , Pincher Creek , Alberta T0K 1W0

**Transaction Type** 

For Sale

Zoning

C2 - Highway/Comprehensiv

Year Built

2014

**Property Sub Type** 

Office

Building Area (Sq. M.)

267.09

Reports

Title

Title

Fee Simple

Subdivision

NONE

Structure Type

Office

Legal Plan 1410447

**Inclusions** 

None.

**Days On Market** 

2

**Building Type** 

Free-Standing

Property Type Commercial

Building Area (Sq. Ft.)

2875.00

Restrictions

None Known

Situated at 1340 Veteran's Street, Pincher Creek, this exceptional high-exposure commercial property offers outstanding visibility across from the Pincher Creek Health Centre with excellent access from Waterton Avenue (AB-6) and close proximity to Crowsnest Highway (AB-3). Built in 2014 and renovated in 2021, this 2,700 sq. ft. main floor plus 2,400 sq. ft. lower level building provides over 22 paved parking stalls, including 11 directly in front, making it ideal for medical, professional office, retail, or restaurant use. Constructed with an ICF foundation, Hardie siding, metal roofing, and attractive rockwork, it offers durability and a maintenance-free, professional appearance. Inside, you'll find a modern, flexible layout with large windows, multiple access points, two high-efficiency furnaces, air conditioning, enhanced ventilation, extensive plumbing and electrical installations for medical applications, bathrooms on both levels, abundance of data cabling, surveillance, and alarm systems. Located in a thriving commercial area near Walmart with strong daily traffic and excellent neighboring businesses, this property combines visibility, accessibility, and quality construction. With a 2023 commercial appraisal of \$1.27 million and a replacement cost exceeding \$2.5 million, this newer, versatile building delivers exceptional value and move-in readiness for your next venture in one of Pincher Creek's most desirable commercial locations. Don't miss out on this one.

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