

\$875,000 - 360, 412 Pine Creek Road, Rural Foothills County

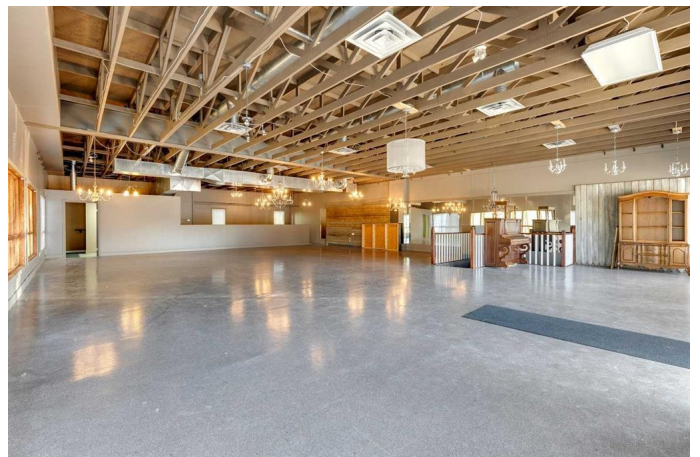
MLS® #A2079596

\$875,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.12 Acres

NONE, Rural Foothills County, Alberta

Are you looking for an excellent location for a Gym or Yoga studio..This is it! With an abundance of Natural, Modern, and Social conveniences, Heritage Pointe offers something for everyone! Assessed at \$1,000,000 this is a unique opportunity to own 5000+ sq ft (main floor plus basement) of commercial space. The lower level comprised of 2600sqft could also be leased out separately (the perfect space for a yoga, training or dance studio) – the options are endless! Ideal uses include (but not limited to): Fitness Centre (suspended flooring on main floor and spacious work out area below), Medical, Professional, Financial, Registry/Insurance, Pet Grooming, Health/Beauty, Auto specialty Parts, Sporting Goods, Specialty Gifts and Cannabis outlets for Foothills are currently under consideration at Council. Note: All Uses are subject to Foothills County Land Use by-law such as: Convenience store, Fast food ,Bakery, food processing, offices, Retail, light industrial etc. Heritage Pointe is a community featuring lakeside homes just South of Calgary and is a part of the Municipal District of Foothills No 31. The golf courses at Heritage and down the road are rated as some of the best. In 2005 Heritage Pointe was named as the Community of the Year. Do not miss this outstanding opportunity! There is a detailed appraisal available that shows a value of \$1,000,000.00



Built in 2007

Essential Information

MLS® #	A2079596
Price	\$875,000
Sold Price	\$875,000
Bathrooms	0.00
Acres	0.12
Year Built	2007
Type	Commercial
Sub-Type	Retail
Status	Sold

Community Information

Address	360, 412 Pine Creek Road
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 0X0

Interior

Heating	Forced Air
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Exterior

Lot Description	Paved, See Remarks
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Additional Information

Date Listed	September 13th, 2023
Date Sold	May 31st, 2024
Days on Market	261
Zoning	DC11
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE (CENTRAL)
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