

\$149,000 - 756 Kettles, Pincher Creek

MLS® #A2111364

\$149,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.15 Acres

NONE, Pincher Creek, Alberta

Unlock Your Business Potential! Nestled in a prime location with C1 zoning, this versatile commercial property is the blank canvas you've been waiting for. Whether your vision includes bustling office spaces, a vibrant retail outlet, a personal service industry hub, or a dynamic combination of ventures, this property is designed to bring your business dreams to life.

State-of-the-Art Upgrades for Efficiency and Comfort: Experience unparalleled efficiency with EnergySmart geothermal heating and TrimLock insulated siding, significantly reducing utility costs. The property boasts a suite of recent enhancements, including an updated electrical system, a newly shingled roof, and triple-glazed windows for optimal insulation and light.

With all-new plumbing and flooring, the spacious bathroom awaits your finishing touch. The property also features a kitchen area, setting the stage for a cozy employee lounge or client-serving space, with A cold Room capable of refrigerating.

Unique to this property is the opportunity to merge business with lifestyle. Secondary use to an approved principal use subject to town approval, you can design a living area within the premises, making it a truly flexible space that caters to your professional and personal needs.

Don't Miss Out! This property is a rare find, offering the perfect blend of location, flexibility, and upgrades. Contact your favourite realtor



today to schedule a viewing and take the first step toward transforming this space into your next business venture.

Built in 1946

Essential Information

MLS® #	A2111364
Price	\$149,000
Sold Price	\$159,000
Bathrooms	0.00
Acres	0.15
Year Built	1946
Type	Commercial
Sub-Type	Mixed Use
Status	Sold

Community Information

Address	756 Kettles
Subdivision	NONE
City	Pincher Creek
County	Pincher Creek No. 9, M.D. of
Province	Alberta
Postal Code	T0K1W0

Interior

Heating	Electric, Geothermal
Cooling	None

Exterior

Roof	Asphalt Shingle
Foundation	Poured Concrete

Additional Information

Date Listed	February 28th, 2024
Date Sold	March 22nd, 2024
Days on Market	21
Zoning	C1
HOA Fees	0.00

Listing Details

Listing Office REAL BROKER

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