



OFFICE/RETAIL BUILDING FOR SALE

806 | **MAIN STREET**
PINCHER CREEK, ALBERTA

Partnership. Performance.

Owner/User Retail Opportunity

4,450 sf

The subject property is located in the heart of downtown Pincher Creek on busy Main Street. Half the building is currently occupied by The Source with the other half vacant. The space has been built to turnkey and features an open floor plan with a washroom and free basement storage space. Excellent investment opportunity with immediate possession available.



Jayden Shimoda
D 403.942.0463
E jayden.shimoda@avisonyoung.com

Doug Mereska
D 403.942.0064
E doug.mereska@avisonyoung.com

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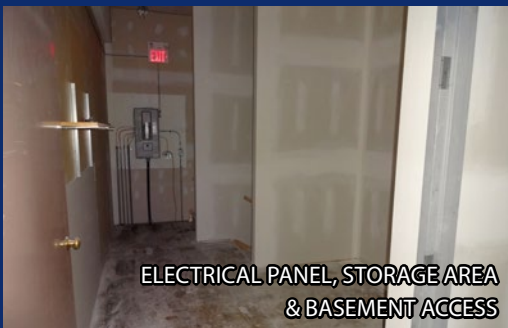
SHOWROOM



SHOWROOM



STORAGE AREA & WASHROOM



ELECTRICAL PANEL, STORAGE AREA
& BASEMENT ACCESS

OPPORTUNITY

4,450 SF (main floor space)
1,030 SF (basement space)

LEGAL DESCRIPTION

Plan: 7756AL
Lot: 18

ZONING

C-D (Commercial Downtown)

PARKING

2 Stalls and Street-side

SALE PRICE

\$540,000

BUILDING HIGHLIGHTS

- Space is currently built to turnkey
- Space features an open floor plan with a washroom, storage space and partial basement
- Close proximity to CIBC and Rexall
- Shareholder of owner is a licensed Real Estate Broker in the province of Alberta

AVAILABLE

Immediately

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Suite 300, 515 7th Street South
Lethbridge, Alberta, T1J 2G8
M 403.330.3338 W avisonyoung.com

The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed or warranted by Avison Young Lethbridge Inc. nor can it form any part of any future contract. — 2016

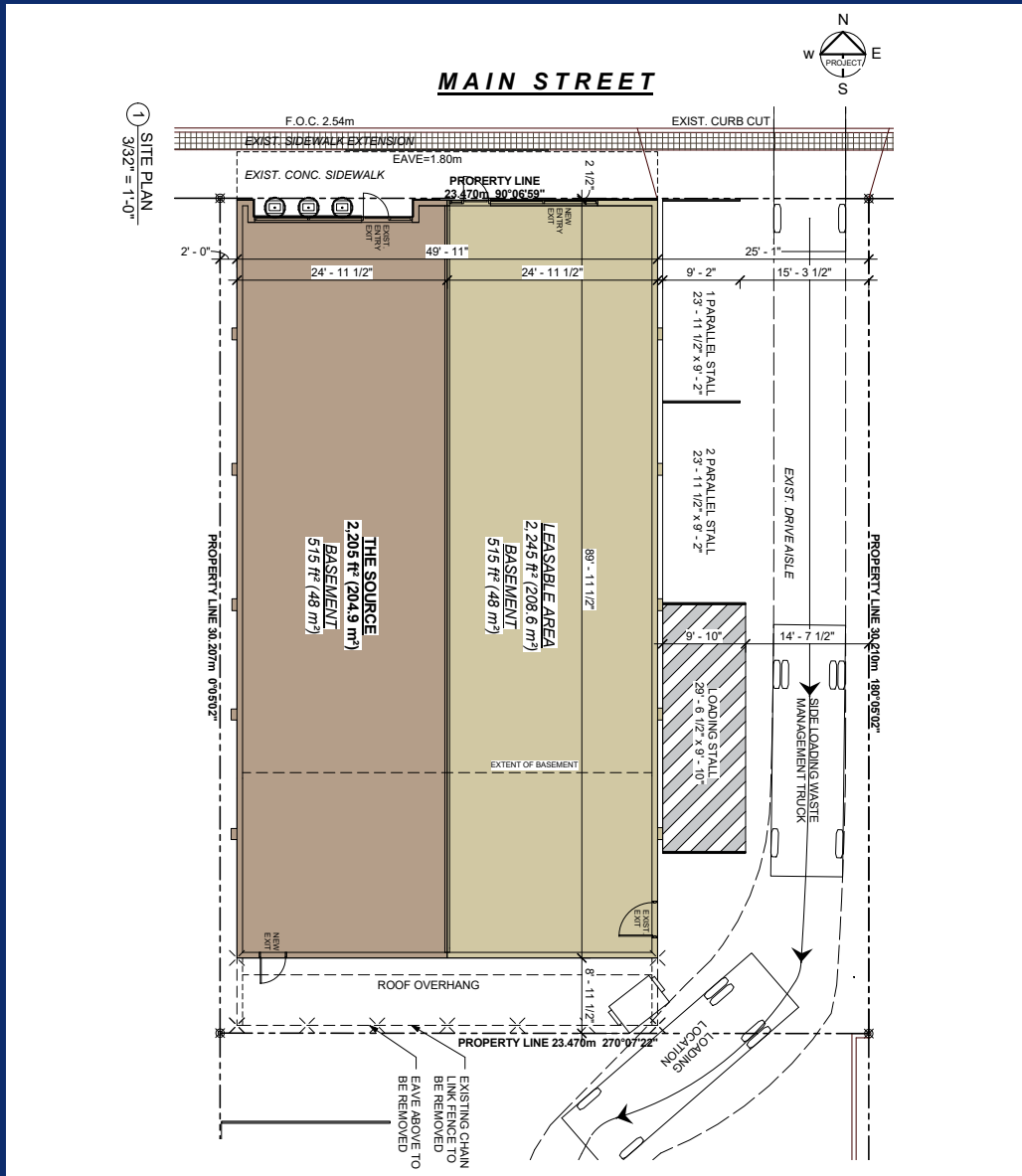


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MAIN STREET PINCHER CREEK, ALBERTA

FLOOR PLAN



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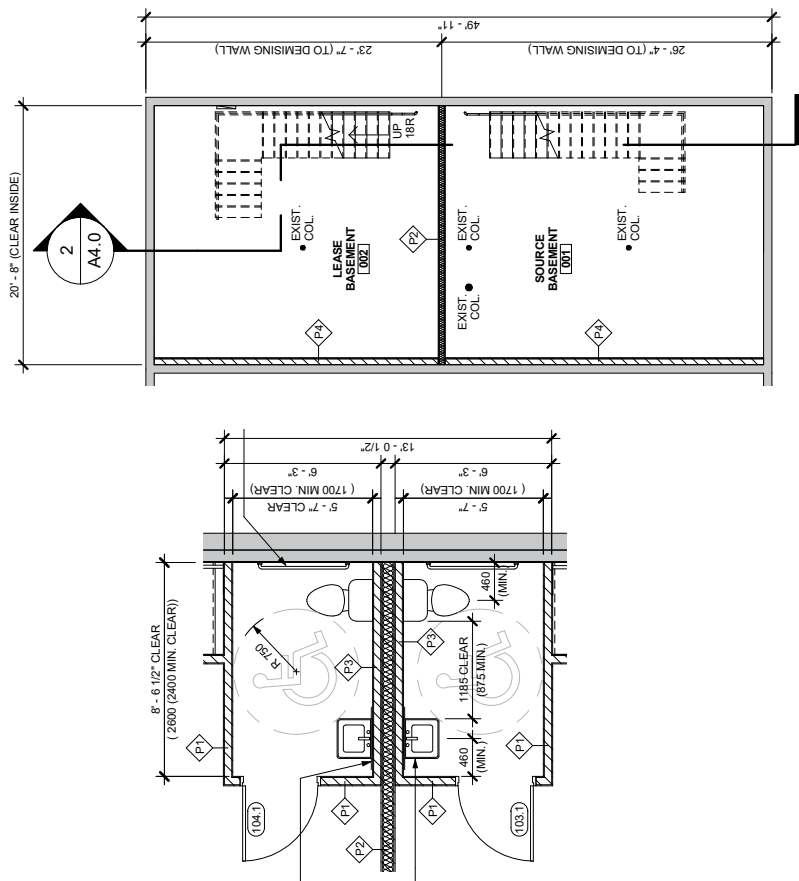


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MAIN STREET
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FLOOR PLAN - BASEMENT AND WASHROOM



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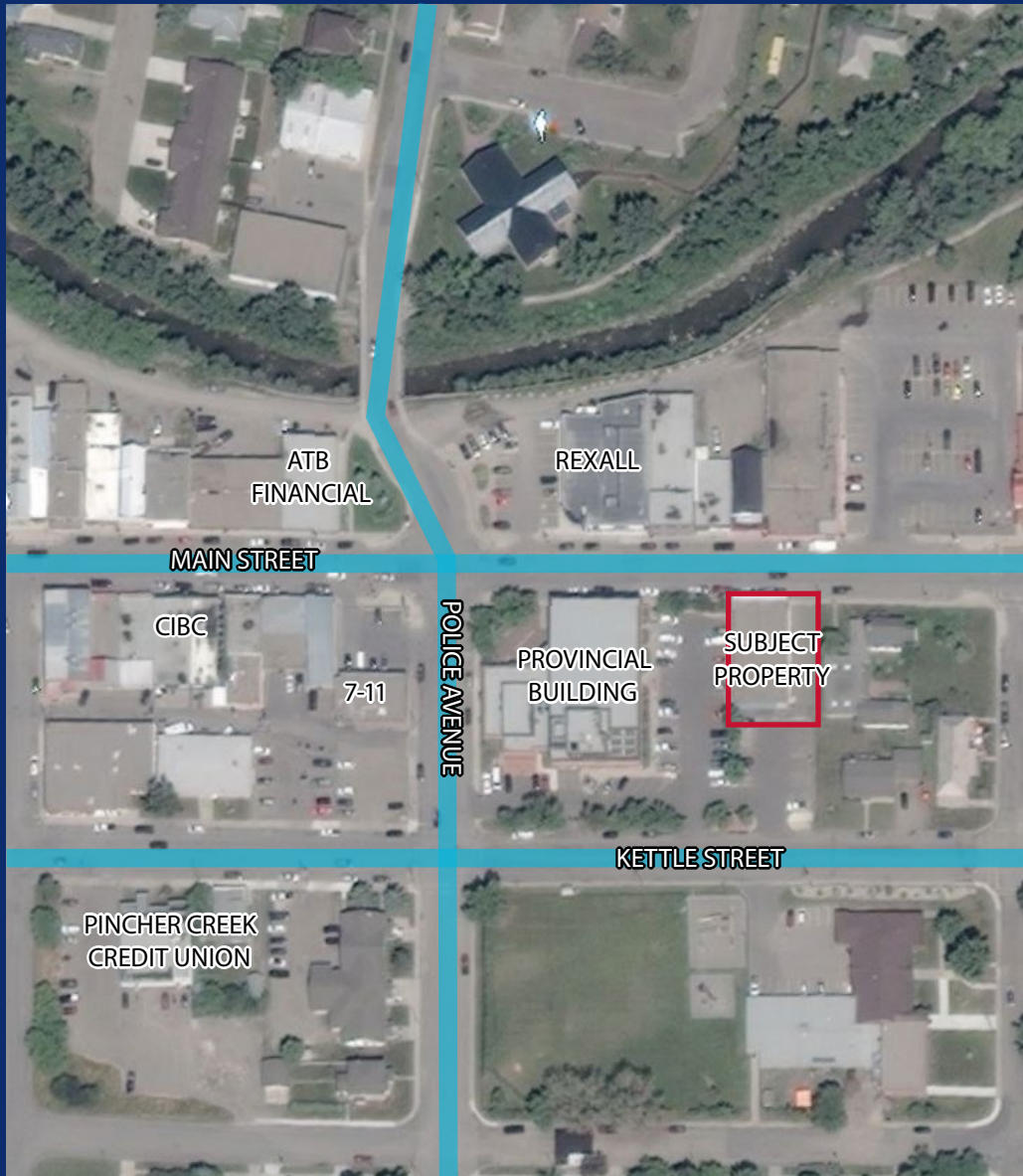


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MAIN STREET
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AREA MAP



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