

**726 Main Street  
Pincher Creek, Alberta**

**MLS # A2260184**



**\$135,000**

**Division:** NONE

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,072 sq.ft.

**Zoning:** C1

**Heating:** Forced Air, Natural Gas

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Flat

**Utilities:** -

**Exterior:** Aluminum Siding

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Opportunity awaits in the heart of Main Street! This 1,072 sqft commercial building offers a refreshed exterior and an open floor plan, ready for your personal vision. Whether you're looking to create a retail shop, professional office, or another exciting venture, the C1 zoning provides plenty of flexibility. Central air conditioning ensures comfort during the summer months, and the property also includes convenient employee parking at the rear. A prime location with endless potential, this is your chance to bring a new business to life in the core of the community.