

**206 Railway Street
Pincher Station, Alberta****MLS # A2272949****\$99,000****Division:** NONE**Lot Size:** 1.57 Acres**Lot Feat:** -**By Town:** -**LLD:** -**Zoning:** HHC - Hamlet Highway Comm**Water:** -**Sewer:** -**Utilities:** -

1.5 Acre Highway Commercial Land in Pincher Station: Incredible Visibility & Views! Here is an exceptional opportunity to acquire 1.5 acres of bare land perfectly positioned for commercial development in the desirable Hamlet of Pincher Station. ?? Key Highlights Prime Location: Situated directly on one of Alberta's busiest highways, ensuring maximum exposure and easy access for potential customers and transport logistics. Zoning: Designated Hamlet Highway Commercial, this zoning allows for a wide array of uses, from retail and services to light industrial and commercial storage (subject to municipal approvals). Accessibility: Immediate highway frontage and excellent transportation links. Rail Proximity: Located near the main rail line, offering potential logistical advantages for businesses that require rail access. Unbeatable Scenery: Enjoy incredible, panoramic views of the surrounding mountains and rolling foothills—a rare bonus that elevates the appeal of this commercial location. ?? Investment Potential This parcel offers a superb combination of high traffic exposure and development flexibility. Whether you are looking to establish a high-profile retail location, a necessary service center, or a commercial operation benefiting from excellent highway and potential rail access, this location is poised for success. Don't miss out on securing a highly visible and strategically located piece of commercial real estate in Southern Alberta!