



**GRASSROOTS**  
REALTY GROUP

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655 Charlotte Street S  
Pincher Creek, Alberta

MLS # A2282656



**\$729,000**

Division: NONE  
Type: Mixed Use  
Bus. Type: -  
Sale/Lease: For Sale  
Bldg. Name: -  
Bus. Name: -  
Size: 7,295 sq.ft.  
Zoning: PI

Heating: -	Addl. Cost: -
Floors: -	Based on Year: -
Roof: -	Utilities: -
Exterior: -	Parking: -
Water: -	Lot Size: -
Sewer: -	Lot Feat: -
Inclusions: N/A	

Priced under appraised value is this fantastic, rare commercial / multi-family residential opportunity in the Pincher Creek! With strong visibility and flexible use potential, the building and property has been the site of the town fire hall and emergency services operations for many years. The property currently features approximately 5,874 sq. ft. on the main floor with a finished reception area, open lounge and kitchen, and two five-piece washrooms. The 1,420 sq. ft. mezzanine includes three offices, a boardroom, and two additional rooms, with separate exterior stair access at the rear. The building is equipped with seven 12' x 14' overhead doors and a hot water boiler system providing baseboard and forced air heat to office and shop areas. Situated on a beautiful parcel just over 20,000 sq. ft right on the Pincher Creek, the site allows for ample parking and circulation. Ideally positioned in Pincher Creek at the junction of Highway 6 and Highway 507, approximately 97 km west of Lethbridge, this property presents an excellent opportunity for a variety of commercial or multi family residential re-development options.