



**GRASSROOTS**  
REALTY GROUP

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1142 Macleod Street  
Pincher Creek, Alberta

MLS # A2292565



**\$539,900**

<b>Division:</b>	NONE
<b>Type:</b>	Business
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	Pincher Creek Auto Body
<b>Bus. Name:</b>	Pincher Creek Collision
<b>Size:</b>	4,160 sq.ft.
<b>Zoning:</b>	Commercial Mix

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Flat	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	0.54 Acre
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	N/A		

A modern, well-built and maintained building situated on a very busy commercial artery in Pincher Creek. Currently being used as an auto body repair shop, but can be easily demised to accommodate different businesses. Pride of ownership is very evident. 1/2 acre lot graded and fenced.