



GRASSROOTS
REALTY GROUP

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MLS # A2311729

Pincher Creek, Alberta



\$599,000

Division: Pincher Creek

Type: Retail

Bus. Type: Convenience Store

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,400 sq.ft.

Zoning: C1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Asset List to be provided before closing

Exceptional opportunity to purchase a profitable convenience store along with the commercial property in a prominent, high-traffic area of Pincher Creek. This established operation produces consistent monthly sales of approximately \$60,000 and enjoys strong visibility with a loyal customer base. Inventory is extra to the purchase price and is estimated at approximately \$70,000. Owning both the business and real estate offers added security and long-term investment value, making this an attractive option for an owner-operator, family business, or investor looking to enter the convenience store industry with confidence.