



GRASSROOTS
REALTY GROUP

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988 Main Street
Pincher Creek, Alberta

MLS # A2332424



\$399,000

Division:	NONE
Type:	Mixed Use
Bus. Type:	Restaurant
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	3,972 sq.ft.
Zoning:	C2

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.37 Acre
Sewer:	-	Lot Feat:	-
Inclusions:	Everything as seen, sold as is		

An exceptional opportunity to own a fully equipped restaurant in one of Pincher Creek's most visible commercial locations. Situated on a prominent corner lot just off Highway 6 and Main Street, this well-established property offers outstanding exposure, easy access, and ample customer visibility. Designed to accommodate approximately 80 guests, the spacious dining area provides a welcoming atmosphere with room to reconfigure or expand seating within the approximately 1,300 square feet of floor space. Whether you're launching a new concept or expanding an existing business, this property is ready for your vision. The sale includes virtually everything needed to operate a full-service commercial kitchen (excluding a commercial dishwasher). The extensive equipment package features a charbroiler, commercial grill, six-burner gas range with dual ovens, two-basket deep fryer, two freestanding commercial ovens, two large walk-in coolers, a walk-in freezer, and an extensive inventory of additional restaurant equipment and fixtures. With its prime location, established history as a successful restaurant, and comprehensive equipment package, this is an outstanding opportunity for entrepreneurs, investors, or restaurateurs looking to hit the ground running.