

# \$329,000 - 806 Main Street, Pincher Creek

MLS® #A2196679

**\$329,000**

0 Bedroom, 0.00 Bathroom, 4,500 sqft

Multi-Family on 0.00 Acres

NONE, Pincher Creek, Alberta

Great 4500 sqft commercial building, recently rezoned to allow for a conversion to a multi-unit residential building. Development agreement already in place for a proposed, very spacious 4-unit residential complex, which is now at the initial building phase. This project is highly desirable given Pincher Creek's very tight rental market, which is under supplied with newer, high quality residential units. The building is in a particularly convenient location, close to all amenities, and at the gateway of hundreds of miles of outdoor, backcountry adventures. The project is ready to go and will provide a tremendous opportunity in the center of an active, southwestern Alberta town that offers the best in country living.

Built in 1961

## Essential Information

MLS® #	A2196679
Price	\$329,000
Bathrooms	0.00
Square Footage	4,500
Acres	0.00
Year Built	1961
Type	Multi-Family
Sub-Type	Row/Townhouse
Status	Active

## Community Information



Address	806 Main Street
Subdivision	NONE
City	Pincher Creek
County	Pincher Creek No. 9, M.D. of
Province	Alberta
Postal Code	T0K 1W0

### **Amenities**

Parking Spaces	4
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### **Additional Information**

Date Listed	February 22nd, 2025
Days on Market	76
Zoning	Transitional

### **Listing Details**

Listing Office	ROYAL LEPAGE SOUTH COUNTRY - Crowsnest Pass
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