

# \$409,000 - 966 Main Street, Pincher Creek

MLS® #A2251369

**\$409,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Pincher Creek, Alberta

Did you know Pincher Creek is the gateway to Waterton Lakes National Park, Castle Mountain Ski Resort & the Crowsnest Pass/ BC Border? This could be your next investment opportunity! This mixed-use building, located right on Main Street, has tons of potential! The main level is set up for commercial use and is split into multiple spaces that could be used as offices, treatment rooms, or retail, depending on your business plan. The upper level has a one-bedroom apartment and a two-bedroom apartment, with shared laundry. The whole building has lots of natural light with large windows that were updated three years ago. The basement is clean and bright, perfect for storage. The building has long term tenants in place that would like to stay. If youâ€™ve been thinking about starting or adding to your real estate investment portfolio, this building would be a great addition.

Built in 1953

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2251369   |
| Price      | \$409,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1953       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 966 Main Street              |
| Subdivision | NONE                         |
| City        | Pincher Creek                |
| County      | Pincher Creek No. 9, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0K 1W0                      |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 70                |
| Zoning         | C2                |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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