

# \$995,000 - 1315 Freebairn Avenue, Pincher Creek

MLS® #A2215461

**\$995,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.25 Acres

NONE, Pincher Creek, Alberta

Amazing location! This versatile commercial building is located off Highway 6 in Pincher Creek, a thriving town in Southern Alberta known for its close proximity to Castle Ski area and Waterton Lakes National Park. While the property was recently operating as a 108 seat restaurant with a 56 seat lounge and outdoor patio, this location and building design would lend itself to many other business models. It has a fully equipped kitchen with 2 pizza ovens, 6 burner commercial stove, grill, char-broiler and everything you need to run a full service restaurant. The building includes 1300 square feet of space currently leased to a retail business. Recent upgrades include HVAC in 2017, new roof in 2019, parking lot upgrades in 2020, new hot water tanks in 2022. Chairs, tables and booths are in excellent condition. Lease option would be considered.

Built in 1994

## Essential Information

MLS® #	A2215461
Price	\$995,000
Bathrooms	0.00
Acres	1.25
Year Built	1994
Type	Commercial
Sub-Type	Mixed Use
Status	Active



## Community Information

Address	1315 Freebairn Avenue
Subdivision	NONE
City	Pincher Creek
County	Pincher Creek No. 9, M.D. of
Province	Alberta
Postal Code	T0K 1W0

## Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Fiber Optics Available, Garbage Collection, Phone Available, Sewer Connected, Water Connected
Parking Spaces	40

## Interior

Heating	Central, Natural Gas
Cooling	Central Air

## Exterior

Lot Description	Back Lane, Paved, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Slab

## Additional Information

Date Listed	April 28th, 2025
Days on Market	63
Zoning	C2

## Listing Details

Listing Office	THE VILLAGER REAL ESTATE CO.
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.