

# \$675,000 - 1255 Pronghorn Avenue, Pincher Creek

MLS® #A2185965

**\$675,000**

3 Bedroom, 1.00 Bathroom, 1,965 sqft  
Residential on 4.99 Acres

NONE, Pincher Creek, Alberta

Rare Opportunity: Thriving Greenhouse  
Business with Acreage in the Heart of Pincher  
Creek!

This is your chance to own a truly unique and productive acreage right in the Town of Pincher Creek! For the past 19 years, this incredible property has operated as a highly successful retail greenhouse business, drawing loyal customers from across southern Alberta. Now, it's your turn to take the reins of this flourishing enterprise and enjoy its proven track record of great returns.

The property boasts an impressive 25,000 sq. ft. of greenhouse space spread across 8 interconnected buildings, providing ample room for production and retail operations. All situated on just under 5 acres of property. Two separate garages are also on-site, supporting the business's daily operations, and furnaces allow you the flexibility to extend your growing season.

The residence on the property is a spacious 1,950 sq. ft. home, thoughtfully connected to the greenhouses via a convenient coffee room, perfect for breaks or office space. The home features a 24' x 24' attached double garage, a new roof and shingles (2018), and newer vinyl windows installed in previous years for enhanced energy efficiency.

This isn't just a property; it's an



opportunity to be part of a beloved local tradition. Customers from near and far come to this greenhouse to purchase a stunning variety of plants and flowers, making it a highly respected name in the region.

Whether you're looking to continue the greenhouse operation or explore new possibilities, this property offers tremendous potential. It's very rare to find such a great opportunity to earn a good living and live in a parklike setting within the Town of Pincher Creek.

Built in 1955

### **Essential Information**

MLS® #	A2185965
Price	\$675,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,965
Acres	4.99
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	1255 Pronghorn Avenue
Subdivision	NONE
City	Pincher Creek
County	Pincher Creek No. 9, M.D. of
Province	Alberta
Postal Code	T0K 1W0

### **Amenities**

Parking	Double Garage Attached
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# of Garages            2

### **Interior**

Interior Features      See Remarks

Appliances            Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Gas Water Heater

Heating                Forced Air

Cooling                None

Has Basement        Yes

Basement             Crawl Space, Partial

### **Exterior**

Exterior Features    None

Lot Description      See Remarks

Roof                    Asphalt Shingle

Construction        Stucco

Foundation          Poured Concrete

### **Additional Information**

Date Listed            January 20th, 2025

Days on Market      114

Zoning                TUR

### **Listing Details**

Listing Office        Grassroots Realty Group

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