

# \$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. |
|----------------|------------------------------|

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