

# \$529,000 - 1014 Hewetson Avenue, Pincher Creek

MLS® #A2196100

**\$529,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.45 Acres

NONE, Pincher Creek, Alberta

Brand NEW liquor store with building and land for sale. The buyer will be assumed retail liquor license by AGLC approval. This property is located in a high traffic area at the center of the town. The zoning (C-1) for this location allows for a wide variety of business ventures to be operated. Well maintained solid Cinder block retail building with fully updated recently (approx. 9,000 sq.ft main floor plus an additional 2,000 sq ft in the basement). There is also a roll-up door and loading dock and huge 0.45 acre commercial lot.

The liquor store features a massive 540 sq. ft. walk-in cooler, POS, Pop cooler, Freezer, and shelves, and a spacious 3,500 sq. ft. space to display and store your items. There is also ample parking space and direct access from the busy street. 2024 Tax Assessment Value is \$444,5000.

The space (1,850 sq. ft) right next to Liquor store is currently vacant but faces a very busy street, making it ideal for leasing or owner use as a cannabis store, take-out restaurant, hair salon, c-store, lawyer office and retail store. The building consisted of 5 spaces ( liquor store, 3 rooms of office (\* approx.. 1,300 sq.ft), 2 vacant spaces for retail / storage (approx. 1,850, 2,200 sq.ft) and basement storage (\* approx.. 1,900 sq.ft).

There are many residential complexes around the building, and another residential building is scheduled to be built soon.

Quick possession available. Brand NEW liquor store with building and land for sale. This



property is sold "AS IS" condition for quick sale (\* No inventory). All measurements are approximate. Thank you.

Built in 1963

### Essential Information

MLS® #	A2196100
Price	\$529,000
Bathrooms	0.00
Acres	0.45
Year Built	1963
Type	Commercial
Sub-Type	Retail
Status	Active

### Community Information

Address	1014 Hewetson Avenue
Subdivision	NONE
City	Pincher Creek
County	Pincher Creek No. 9, M.D. of
Province	Alberta
Postal Code	T0K 1W0

### Amenities

Utilities	Cable Internet Access, Electricity Connected, Natural Gas Connected, Fiber Optics Available, Garbage Collection, High Speed Internet Available, Phone Connected, Sewer Connected, Water Connected, DSL Available
Parking Spaces	17

### Interior

Heating	High Efficiency, Forced Air
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### Exterior

Lot Description	Cleared, Corner Lot
Roof	Flat Torch Membrane, Flat
Construction	Brick, Concrete, See Remarks
Foundation	Poured Concrete

## **Additional Information**

Date Listed	February 20th, 2025
Days on Market	46
Zoning	C1

## **Listing Details**

Listing Office	Grand Realty
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