



±5,500 SF ON 1.05 ACRES

FOR SALE | JUDICIAL LISTING

1104 CHIEF MOUNTAIN AVENUE

PINCHER CREEK, AB



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Property Details

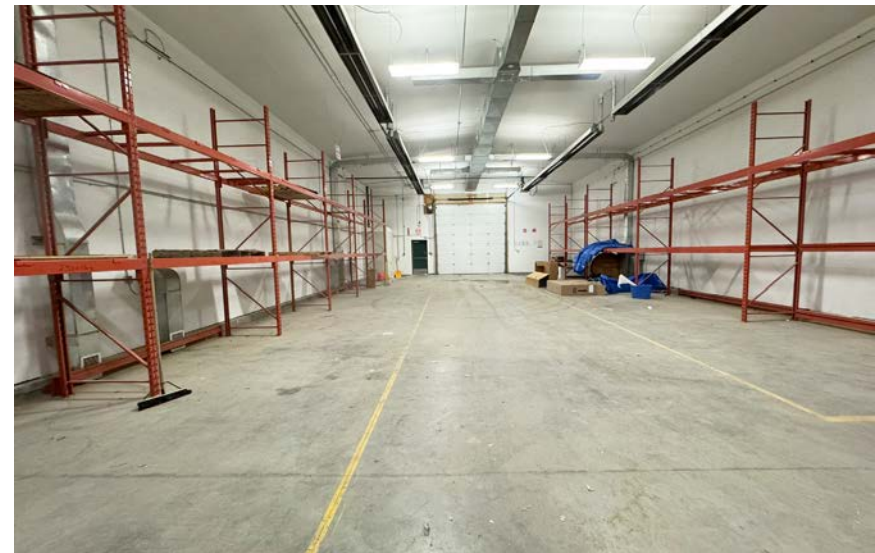
District:	Pincher Creek
Legal Description:	Plan 2010937, Block 6, Lot 8
Site Size:	± 1.05 acres
Total Building Area:	± 5,500 sf
Loading:	4 drive-in doors (14'w x 14'h / 12'w x 12'h / 12'w x 12'h / 17'w x 14'h)
Zoning:	C2 - Highway Commercial
Year Built:	2008
Power:	225 amps, 240 volts (TBV)
Clear Height:	17'6" to 19'
Asking Price:	\$1,155,000
Property Taxes:	\$14,133.37 (2026 estimate)
Available:	Court approved closing date

Comments

- Receivership listing on behalf of court appointed receiver
- Fully serviced site
- In-floor sump drain
- Forced air unit heaters
- Hotsy pressure washer
- Large yard area (graveled, compacted, fenced and secure)
- Good access onto Highway 3

DISCLOSURE:

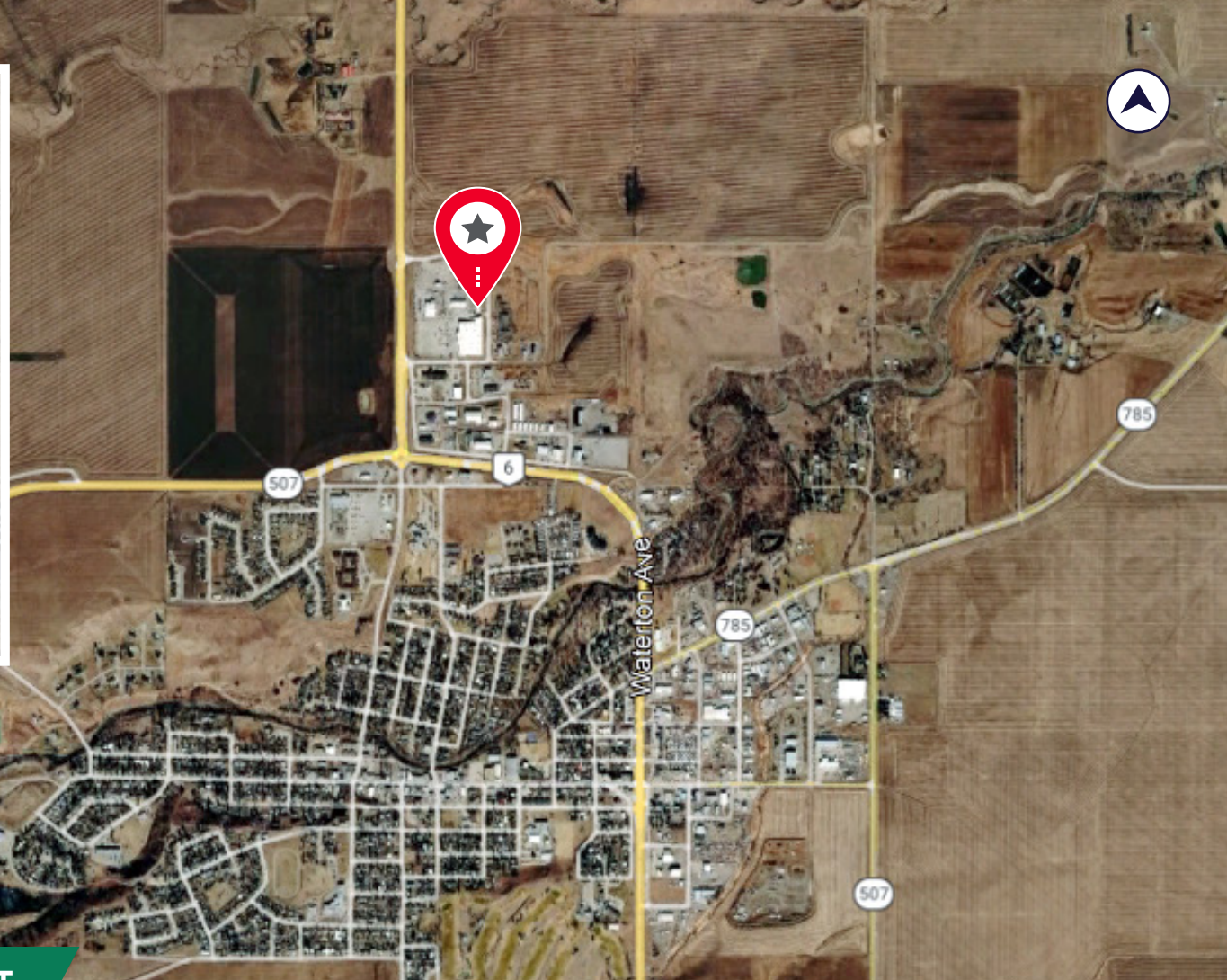
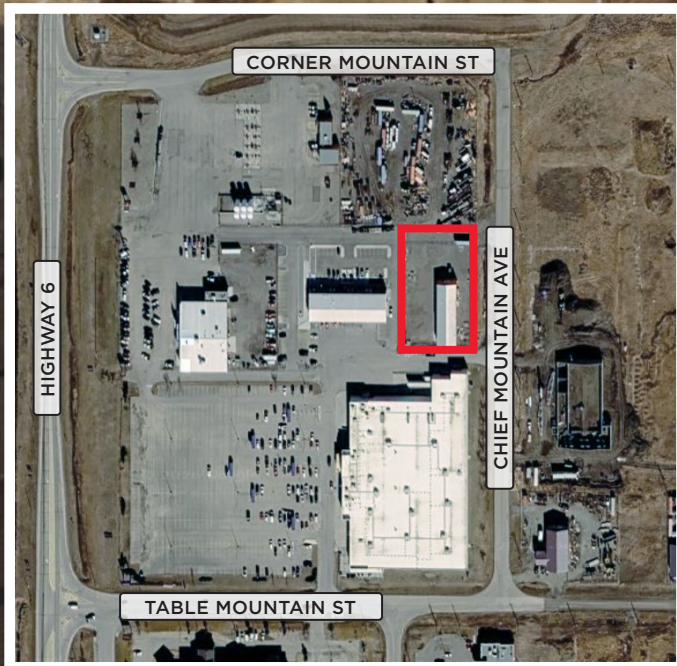
This building is in relation to a CCAA proceeding and the information herein is not warranted by the Lender or court-appointed Monitor, nor should any Purchaser rely solely on this information. Instead, each Purchaser is responsible to conduct its own prudent due diligence as this sale is offered on an "As Is and Where Is" basis.



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FOR MORE INFORMATION, CONTACT

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