

\$799,000 - 1340 Veteran's Street, Pincher Creek

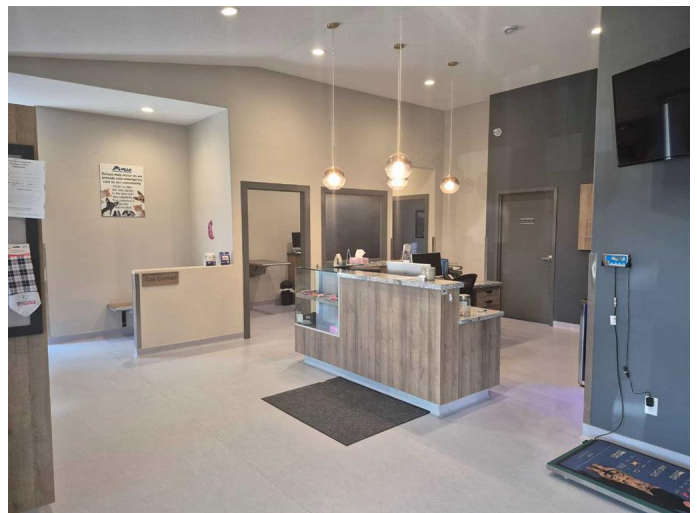
MLS® #A2268950

\$799,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

NONE, Pincher Creek, Alberta

Situated at 1340 Veteran's Street, Pincher Creek, this exceptional high-exposure commercial property offers outstanding visibility across from the Pincher Creek Health Centre with excellent access from Waterton Avenue (AB-6) and close proximity to Crowsnest Highway (AB-3). Built in 2014 and renovated in 2021, this 2,700 sq. ft. main floor plus 2,400 sq. ft. lower level building provides over 22 paved parking stalls, including 11 directly in front, making it ideal for medical, professional office, retail, or restaurant use. Constructed with an ICF foundation, Hardie siding, metal roofing, and attractive rockwork, it offers durability and a maintenance-free, professional appearance. Inside, you'll find a modern, flexible layout with large windows, multiple access points, two high-efficiency furnaces, air conditioning, enhanced ventilation, extensive plumbing and electrical installations for medical applications, bathrooms on both levels, abundance of data cabling, surveillance, and alarm systems. Located in a thriving commercial area near Walmart with strong daily traffic and excellent neighboring businesses, this property combines visibility, accessibility, and quality construction. With a 2023 commercial appraisal of \$1.27 million and a replacement cost exceeding \$2.5 million, this newer, versatile building delivers exceptional value and move-in readiness for your next venture in one of Pincher Creek's most desirable commercial locations. Don't miss out on this



one.

Built in 2014

Essential Information

MLS® #	A2268950
Price	\$799,000
Bathrooms	0.00
Acres	0.00
Year Built	2014
Type	Commercial
Sub-Type	Office
Status	Active

Community Information

Address	1340 Veteran's Street
Subdivision	NONE
City	Pincher Creek
County	Pincher Creek No. 9, M.D. of
Province	Alberta
Postal Code	T0K 1W0

Additional Information

Date Listed	November 4th, 2025
Days on Market	2
Zoning	C2 - Highway/Comprehensiv

Listing Details

Listing Office	AVISON YOUNG
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.