

\$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 |
|---------|------------------------|

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 147

Zoning TUR

Listing Details

Listing Office Grassroots Realty Group

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