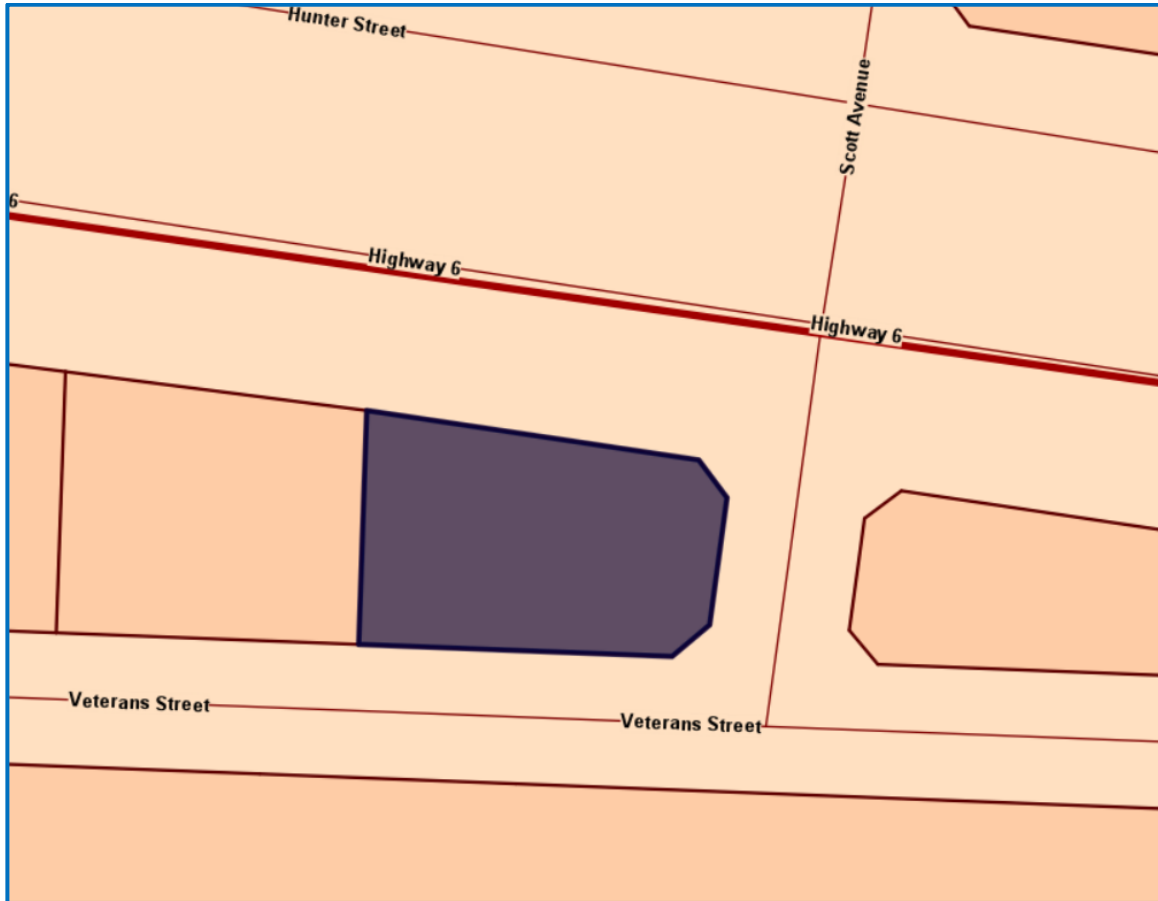


1346 Veterans Street  
Pincher Creek  
List Price: \$125,000

Real Estate Opportunity  
Approximately 21,344.4 sq. ft.  
TOWN OF PINCHER CREEK



### PROPERTY INFORMATION:

The Town of Pincher Creek offers for sale a vacant lot located at the corner of Veterans Street and Scott Avenue in the Town of Pincher Creek, zoned Highway Drive-in Commercial – C2.

**Plan 1410447, Block 1, Lot 8**

Area +/- 21,344 sq. ft.

1346 Veterans Street

Vacant Lot with street frontage/access



For further information contact:  
[legislative@pinchercreek.ca](mailto:legislative@pinchercreek.ca)  
403-627-3156

Visit the Town website:  
[www.pinchercreek.ca](http://www.pinchercreek.ca)

## **KEY TERMS AND CONDITIONS:**

### **OFFER**

All offers are to be submitted using the Town of Pincher Creek Real Estate Purchase Contract available on the Town of Pincher Creek website [www.pinchercreek.ca](http://www.pinchercreek.ca).

### **RESERVATIONS**

The land is being sold on an “as is”, “as zoned” basis. The Town of Pincher Creek reserves the right to receive and review multiple offers and shall do so as objectively and quickly as possible, and reserves the right at its sole discretion to approve or reject any offer or modify the terms of the approval of any offer.

### **DEPOSIT**

Deposit shall be ten percent (10%) of the purchase price with the offer to purchase Real Estate Purchase Contract. The deposit will be required at the time of the Real Estate Purchase Contract submission.

### **LOCAL IMPROVEMENT TAX**

The property has an outstanding Local Improvement Tax as per Bylaw No. 1619-18 in the amount of \$102,741.51 with the option of a twenty (20) Year amortization of yearly principal and interest payments in the amount of \$7,898.37.

### **CLOSING DATE**

Subject to the Town of Pincher Creek approval(s), the closing date of the sale shall be subject to negotiations and Town of Pincher Creek approval.

### **FINAL AGREEMENT**

The final Real Estate Purchase Contract shall be in accordance with the Town of Pincher Creek Property Purchase Policy Number 603-06 and the minimum standard of the development.

### **MUNICIPAL APPROVAL**

All offers are subject to receipt of the required Town of Pincher Creek approvals.