

Corner of Veterans Street
and Scott Avenue
Pincher Creek
List Price: \$90,330

Real Estate Opportunity
Approximately 29,621 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 Transitional/Urban Reserve – TUR.

Plan 0614431, Block 1, Lot 4

Area +/- 29,621 sq. ft.

Corner of Veterans Street and Scott Avenue

Vacant Lot with street frontage/access



For further information contact:
legislative@pinchercreek.ca
403-627-3156

Visit the Town website:
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.

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 \$47,160.04 with the option of a twenty (20) Year amortization of yearly principal and interest payments in the amount of \$3,625.48.

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.