

\$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	Bungalow, Acreage with Residence
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, Gas Water Heater, Refrigerator, Range Hood, Stove(s), Washer
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	90
Zoning	TUR

Listing Details

Listing Office	Grassroots Realty Group
----------------	-------------------------

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