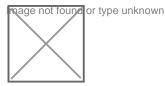


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **COMMERCIAL FOR SALE**

Businesses and Franchises for Sale > Business for Sale



**Location** Nanton, Alberta Listing ID: 22642

MLS ID: A2084017

\$625,000



**△** ELAINE PIPPI

**2** (403) 714-4867

■ DIAMOND REALTY & ASSOCIATES LTD.

**403-453-8211** 

2018 20 Avenue , Nanton , Alberta T0L 1R0

**Transaction Type** 

For Sale

**Business Name** 

Wild Thyme Cafe

Subdivision

NONE

**Structure Type** 

Mixed Use

Legal Plan

9913196

**Construction Type** 

Concrete, Wood Siding

Heating

Forced Air, Natural Gas

Reports Title

ction Type

Fee Simple

Title

**Business Type** 

Commercial

**Building Type**Free-Standing

**Property Type** 

Commercial

Building Area (Sq. Ft.)

1857.00

Roof Asphalt

Inclusions

There will be schedule A for all the items

that are on the property

**Days On Market** 

322

Zoning

DC

Year Built

1902

**Property Sub Type** 

**Business** 

Building Area (Sq. M.)

172.52

Foundation

**Poured Concrete** 

Restrictions

None Known

Fantastic opportunity! Restaurant on main street in Nanton going toward Calgary. Only 1 hour from Calgary on highway 2. 1857 sq ft on the main level. Sits 20 people in the dining area and faces a cozy fireplace. Tons of character! Large kitchen in back. Front patio for outside eating is an extra bonus. There is also a residence in back of the restaurant with 2 bedrooms, another, bathroom, kitchen and small den. The basement is undeveloped and has 10 ft ceilings and ready for development. There is a cistern downstairs if ever needed. Newer furnace and hot water tank. All electrical is newer as well as plumbing. Tons of parking on the side of the property. This was a trading post moved from Bragg Creek and put on a new concrete foundation. Trading post was in 1930. When it was moved in the 1990's it had renovations done. Very close to the grain elevators which is a historical site that brings lots of tourists. Good business for the Restaurant. New RPR on order.

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