



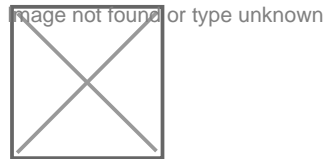
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**Regional Contact**

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## FITNESS, OTHER FOR SALE



Businesses and Franchises for Sale > Business for Sale

**Location**

Nanton, Alberta

**Listing ID:**

23264

**MLS ID:**

A2095256

**\$250,000**



**LAURIE GORDON**  
 (403) 703-3427

CENTURY 21 FOOTHILLS REAL ESTATE  
 403-652-2121

2119 20 Street , Nanton , Alberta T0L1R0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 267
<b>Business Name</b> Decidedly Fit	<b>Business Type</b> Fitness,Other	<b>Zoning</b> C-1
<b>Subdivision</b> NONE	<b>Nearest Town</b> Nanton	<b>Building Type</b> Street Level Storefront
<b>Year Built</b> 1948	<b>Structure Type</b> Other	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Business	<b>Legal Plan</b> 43621	<b>Building Area (Sq. Ft.)</b> 2483.00
<b>Building Area (Sq. M.)</b> 230.68	<b>Cooling</b> None	<b>Heating</b> Forced Air,Natural Gas
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> RPR

Discover a compelling investment opportunity with a tenanted commercial property in downtown Nanton, AB. This prime location ensures not only a busy setting on main street but also the potential for a seamless transition, providing investors with the prospect of long term income and tenant satisfaction. Currently used as a Fitness Gym (gym equipment and supplies not included in the sale) the property features a large cardio area, free weight and dumbbell section, office space, therapy room, change room area, 2 piece bathroom and additional storage space. There is tons of room to work with! Parking at the rear of building and angled street parking at the front. Call your fave commercial realtor and book a showing today!

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