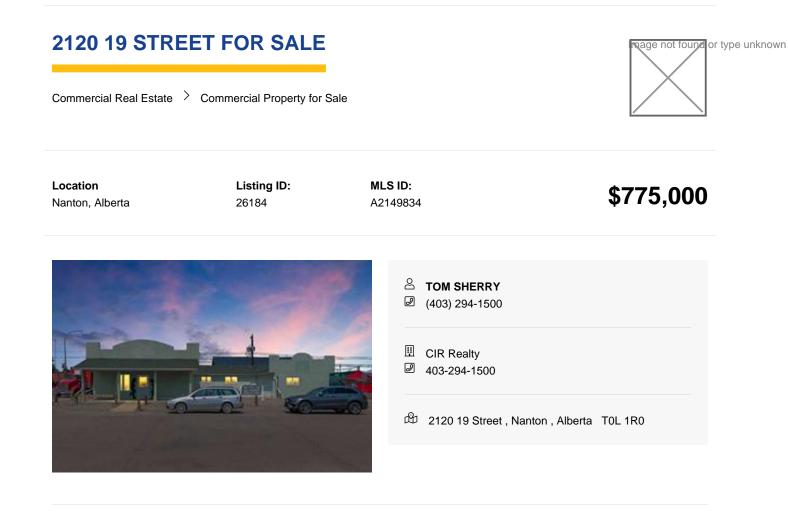


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Transaction Type	Title	Days On Market
For Sale	Fee Simple	42
Zoning M-DWT	Subdivision NONE	Building Type Church,Commercial Mix,Home- Based,Mixed Use,Office Building,Retail,Street Level Storefront,Warehouse
Year Built	Structure Type	Property Type
2010	Mixed Use	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Mixed Use	3163L	3372.00
Building Area (Sq. M.)	Construction Type	Roof
313.27	Stucco	Asphalt Shingle
Foundation	Cooling	Heating
Poured Concrete,Slab	None	High Efficiency,Forced Air,Natural Gas
Inclusions	Destrictions	Reports

Refrigerator, Stove, Hoodfan, Washer/Dryer

Restrictions None Known Floor Plans, RPR Without

Compliance, Title

This property was built in 2010 and features a 1300 square foot bungalow, and 2072 commercial space with ample parking and Highway #2 exposure. This place is in excellent condition and is in "LIKE NEW" or "MINT" condition. The footprint of this building is 3982 square feet, and the lot measures 100 feet (frontage) x 120 feet (depth - frontage on Highway #2). The commercial space is designed so that all interior walls can be removed (balloon framed) and that it can easily be retrofitted to accommodate pretty much any business that will fit into this square footage. The home is super cute and clean as a whistle with 2 bedrooms plus a den/office, a 4-piece ensuite bathroom, plenty of storage, and multiple entrances. The attached garage is more like a workshop, but there is a beautiful, covered carport with great sheltering for one vehicle. Nanton is growing in popularity, as it is an affordable place to live, and within commuting distance to Calgary. Come on down and take a private tour at your convenience.

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