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## 2120 19 STREET FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Nanton, Alberta



**Listing ID:**  
26184


**MLS ID:**  
A2149834

**\$775,000**



 **TOM SHERRY**  
 (403) 294-1500

 CIR Realty  
 403-294-1500

 2120 19 Street , Nanton , Alberta T0L 1R0

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