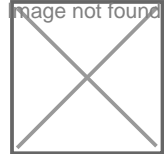


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

1820 20 AVENUE FOR SALE

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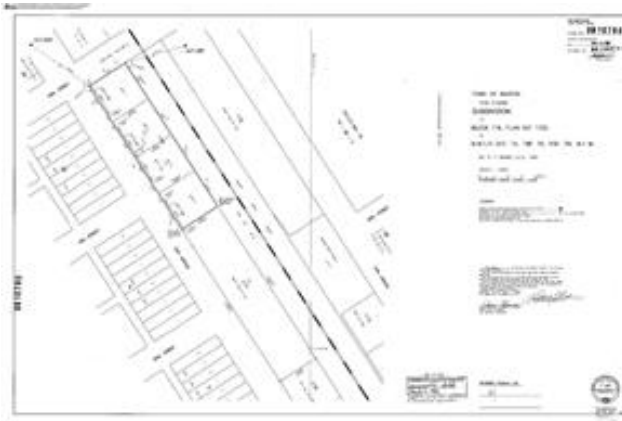
Commercial Real Estate > Commercial Property for Sale



Location
Nanton, Alberta



Listing ID:
27377


MLS ID:
A2188695

\$250,000



 **VICTOR CZOP**
 (403) 646-2910

 Lively Realty Ltd.
 403-646-2910

 1820 20 Avenue , Nanton , Alberta T0L 1R0

Transaction Type For Sale	Title Fee Simple	Days On Market 17
Zoning M-DWT	Subdivision NONE	Nearest Town Nanton
Structure Type None	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 9910780	Building Area (Sq. Ft.) 0.00	Building Area (Sq. M.) 0.00
Lot Features Backs on to Park/Green Space,City Lot,Level,Near Golf Course	Access to Property On Major Traffic Route,Paved Road,Public	Inclusions None
Restrictions Call Lister	Reports Other Documents	

Located on the north bound Highway # 2: There is two (2) 100 ft by 100 ft commercial lots available. These 2 lots are being sold as a single parcel. Each has a Land Title. Lots are flat and rectangular. Combined this gives you a Frontage of 200 Feet and a depth of 100 Feet. Services are at the property lot line. Excellent location for the business that would like highway frontage location. This is a Land Sale only. Should you be an interested buyer, an additional 2 lots of this same size could be available that are located next to it. The full 4 lot parcel would extend to the Intersection of Highway 533 and # 2, giving you 400 feet of frontage and a depth of 100 feet and the choice of connection of 1 to 4 separate services. These additional 2 lot costs can be negotiated. There are few lots of this size available in the Town of Nanton, especially close to the downtown area and nearby sport facilities in Nanton.

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