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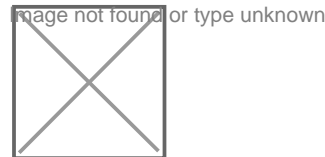
Regional Contact

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## 2109 20 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Nanton, Alberta

Listing ID:

27961

MLS ID:

A2118311

**\$799,900**



**CASSIE GORDON**  
 (403) 899-6565

Century 21 Foothills Real Estate  
 403-652-2121

2109 20 Street , Nanton , Alberta T0L 1R0

**Transaction Type**

For Sale

**Days On Market**

517

**Zoning**

C1

**Subdivision**

NONE

**Building Type**

Mixed Use

**Year Built**

1924

**Structure Type**

Mixed Use

**Property Type**

Commercial

**Property Sub Type**

Mixed Use

**Legal Plan**

4362I

**Building Area (Sq. Ft.)**

5400.00

**Building Area (Sq. M.)**

501.67

**Access to Property**

Accessible to Major Traffic Route, Front and Rear Drive access

**Inclusions**

Loft style apt-wine fridge, refrigerator, freezer, induction hot plate x 2, oven, dishwasher, washer. 2 bed office/den unit- oven, induction cooktop, extractor fan, dishwasher, refrigerator

**Restrictions**

See Remarks

**Reports**

RPR

Retail Unit 1: Approx. 1,000 sq ft, currently operating as a photographic boutique. Features original brick, hardwood floors, high ceilings, modern lighting, and updated electrical & plumbing systems. Retail Unit 2: Approx. 3,800 sq ft, currently configured as a mini mall with boutique shops. Retains some original finishes, a bank vault, offers open floor space, a loading dock at the rear and updated plumbing and electrical. Apartment 1 – Airbnb: One-bedroom loft, 1,174 sq ft. Large windows with treetop views, two half baths, shower room, and modern kitchen with six-seat diner-style bar. Designed for short-term rental use. Apartment 2 – Owner's Residence: Two-bedroom plus den, 1,132 sq ft. Heated hardwood floors, monochrome kitchen with induction cooktop, convection oven, integrated dishwasher, and ample counter space. Primary bedroom with en-suite: double sinks, double showers, bubble jet tub, Japanese toilet. Shared Features: Both apartments have built-in planters with live greenery and access to an 895 sq ft split-level rooftop terrace with established trees, wind protection, and privacy. The property includes a poured concrete basement (approx. 2,400 sq ft) with storage, office, washroom. Two off-street parking spaces with plug-ins. Renovated in 2015 with renewed HVAC, electrical, and plumbing; 400 Amp service with distributed sub panels. Gross income: \$86,000. NOI: \$61,000 (Cap rate 7.25%).

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