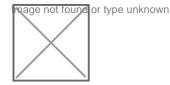


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2018 19 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location Nanton, Alberta Listing ID: 30875

MLS ID: A2227540

\$350,000



- **△** LAURIE GORDON
- **2** (403) 703-3427
- □ Century 21 Foothills Real Estate
- **403-652-2121**
- 2018 19 Avenue, Nanton, Alberta T0L 1R0

Transaction Type

For Sale

Title

Fee Simple

Days On Market

182

Zoning

I-LHT Industrial Light Di

Subdivision

NONE

Building Type

Mixed Use

Year Built

1980

Structure Type

Mixed Use

Property Type Commercial

Property Sub Type

Industrial

Legal Plan

3163L

Building Area (Sq. Ft.)

2266.58

Building Area (Sq. M.)

210.57

Construction Type

Metal Siding

Roof Metal

Inclusions

Foundation

Poured Concrete

Access to Property

Accessible to Major Traffic Route, Back

Alley Access, Gravel Road

In-floor hoist, Work benches on West side of building, washer and dryer, additional ceiling furnace(identical to

what is currently installed).

Restrictions Reports
None Known None

Here's your chance to own a well-established industrial property in the heart of Nanton's Industrial District! This versatile property spans four lots and has operated as a successful automotive shop since the early 1980s—ideal for anyone looking to continue in the trade or repurpose for another business venture.(Business is not for sale).Building is currently owner occupied. The 58' x 38' shop is well-equipped with a 12' x 14' overhead door, offering easy access for larger vehicles and machinery. Inside, you'll find an in-floor hoist, workbenches, dedicated office space, and a bathroom—everything you need to hit the ground running. A loft area provides additional storage, making great use of the vertical space. There's ample parking available both in the front and rear of the property, perfect for staff, customers, or fleet vehicles. Whether you're looking to start, relocate, or expand your business, this property presents an incredible opportunity in the vibrant and growing community of Nanton. Don't miss out—call your fave Realtor and book a showing today!

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