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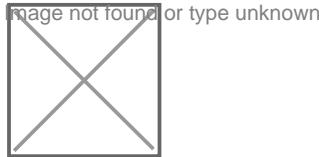
#### Regional Contact

 Georgina Sharpe  403-336-6564  develop@nanton.ca  Visit Website

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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**  
 (403) 703-3427

 Century 21 Foothills Real Estate  
 403-652-2121

 2018 19 Avenue , Nanton , Alberta T0L 1R0

<b>Transaction Type</b>	<b>Title</b>	<b>Days On Market</b>
For Sale	Fee Simple	242
<b>Zoning</b>	<b>Subdivision</b>	<b>Building Type</b>
I-LHT Industrial Light Di	NONE	Mixed Use
<b>Year Built</b>	<b>Structure Type</b>	<b>Property Type</b>
1980	Mixed Use	Commercial
<b>Property Sub Type</b>	<b>Legal Plan</b>	<b>Building Area (Sq. Ft.)</b>
Industrial	3163L	2266.58
<b>Building Area (Sq. M.)</b>	<b>Construction Type</b>	<b>Roof</b>
210.57	Metal Siding	Metal
<b>Foundation</b>	<b>Access to Property</b>	<b>Inclusions</b>
Poured Concrete	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).
<b>Restrictions</b>	<b>Reports</b>	
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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