



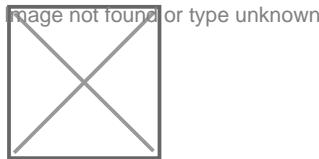
Regional Contact

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2109 20 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Nanton, Alberta

Listing ID:
33734

MLS ID:
A2276409

\$799,900



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

 Century 21 Foothills Real Estate
 403-652-2121

 2109 20 Street, Nanton, Alberta T0L 1R0

Transaction Type	Days On Market	Zoning
For Sale	8	C1
Subdivision	Building Type	Year Built
NONE	Mixed Use	1924
Structure Type	Property Type	Property Sub Type
Mixed Use	Commercial	Mixed Use
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
4362I	5400.00	501.67

Inclusions

Access to Property

Accessible to Major Traffic Route, Front and Rear Drive access

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

Renovated mixed-use property with two retail units, two upper-level apartments, and a standout 895 sq ft split-level rooftop terrace with established trees, wind protection, and excellent privacy. Retail Unit 1 (approx. 1,000 sq ft) is currently a photographic boutique with original brick, hardwood floors, high ceilings, modern lighting, and updated electrical/plumbing. Retail Unit 2 (approx. 3,800 sq ft) is currently configured as a multi-vendor boutique layout with open floor space, a rear loading dock, a distinctive bank vault, and updated electrical/plumbing (with some original finishes retained). Upstairs, Apartment 1 (Airbnb-designed) is a one-bedroom loft (1,174 sq ft) with large windows and treetop views, two half baths plus a separate shower room, and a modern kitchen with a six-seat diner-style bar. Apartment 2 (owner's residence) is a two-bedroom plus den (1,132 sq ft) with heated hardwood floors, a monochrome kitchen (induction cooktop, convection oven, integrated dishwasher), and a primary suite featuring double sinks, double showers, bubble-jet tub, and Japanese toilet. Both apartments include built-in planters with live greenery and direct access to the rooftop terrace. The property also offers a poured concrete basement (approx. 2,400 sq ft) with storage, office, and washroom, plus two off-street parking stalls with plug-ins. Renovated in 2015 with renewed HVAC, electrical, and plumbing, including 400 Amp service with distributed sub-panels. Gross income: \$90,248. NOI: \$66,375.00 (Cap rate 8%).

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