



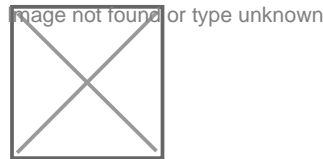
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**Regional Contact**

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## 2013 20 AVENUE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Nanton, Alberta

**Listing ID:**  
33738

**MLS ID:**  
A2281087

**\$2,000**



**CHERI LONG**  
 (403) 860-9419

Royal LePage Solutions  
 403-252-5900

2013 20 Avenue , Nanton , Alberta T0L1R0

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 101	<b>Lease Amount</b> 2000.00
<b>Lease Frequency</b> Monthly	<b>Lease Term</b> Negotiable	<b>Zoning</b> M-DWT
<b>Subdivision</b> NONE	<b>Building Type</b> Free-Standing	<b>Year Built</b> 2001
<b>Structure Type</b> Low Rise (2-4 stories)	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office
<b>Legal Plan</b> 4362I	<b>Building Area (Sq. Ft.)</b> 2640.00	<b>Building Area (Sq. M.)</b> 245.26
<b>Lot Size (Sq. Ft.)</b> 3640	<b>Lot Size (Acres)</b> 0.08	<b>Roof</b> Flat Torch Membrane
<b>Foundation</b> Slab	<b>Electric</b> 100 Amp Service	<b>Heating</b> In Floor,Natural Gas
<b>Access to Property</b> Accessible to Major Traffic Route,Back Alley Access,Gravel Lane,Major Shopping Nearby,On Major Traffic Route,Paved Road	<b>Inclusions</b> N/A	<b>Restrictions</b> None Known
<b>Reports</b> None		

Prime Office Space for Lease – High Visibility on Hwy 2, Nanton This versatile 1,643 sq. ft. office suite offers the perfect footprint for a growing professional practice or service business. Located directly on 20 Ave (Hwy 2 Northbound), your business will benefit from constant exposure and easy access. Layout: 3 private offices + a dedicated reception area. Parking: Ample street parking for clients and 1 reserved stall in the rear for staff. Location: Prime Highway 2 frontage in the heart of Nanton. Rate: \$2,000/month (Gross Lease).

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