



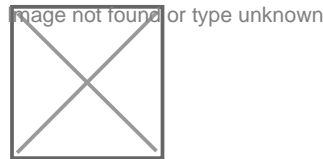
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Regional Contact

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2219 20 STREET FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location

Nanton, Alberta

Listing ID:

35302

MLS ID:

A2311801

\$259,000



ROBIN BURWASH

(403) 837-3000

Coldwell Banker Mountain Central

403-775-6950

2219 20 Street , Nanton , Alberta T0L 1R0

Transaction Type For Sale	Days On Market 1	Zoning M-DWT
Subdivision NONE	Building Type Mixed Use	Year Built 1960
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 959J	Building Area (Sq. Ft.) 1112.33	Building Area (Sq. M.) 103.34
Lot Size (Sq. Ft.) 6000	Lot Size (Acres) 0.14	Roof Metal
Foundation Combination	Heating Forced Air,Natural Gas	Access to Property Back Alley Access,Paved Road
Inclusions N/A	Restrictions None Known	Reports RPR,Title

Prime Main Street location in the heart of Nanton. This 1,112 sq ft commercial bungalow sits on a 50 x 120 ft lot directly across from the Post Office and within steps of Silver Willow Lodge, Banks, Drugstore, and all downtown amenities. The building offers a versatile layout suitable for a wide range of uses including retail, coffee shop, professional services, health or wellness, or childcare. The renovated interior features high ceilings, an open display area, three client/treatment rooms, a front reception desk, back office/storage, a private office, and a 4-piece bathroom. Parking is convenient with rear alley access, on-street parking, and a single detached garage for storage. Looking for more space? The adjoining property to the east, another commercial building on a 50 x 120 ft lot—is also available A2311505. Both properties can be purchased together for a package price of \$450,000. A standout opportunity to establish your business in a high-visibility location where locals and visitors gather. The Purchase Price does not include GST. In the event that GST is payable and the Buyer is not a GST registrant, then the Buyer shall remit the applicable GST to the Seller's lawyer on or before Completion Day.

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