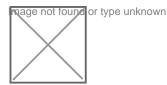


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

2119 20 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location Nanton, Alberta Listing ID:

26792 A2170109

MLS ID:

\$225,000



- **△** LAURIE GORDON
- **2** (403) 703-3427
- □ Century 21 Foothills Real Estate
- **403-652-2121**
- 2119 20 Street , Nanton , Alberta T0L 1R0

Transaction Type

For Sale

Title

Fee Simple

Days On Market

269

Zoning

M-DWT

Subdivision

NONE

Building Type

Street Level Storefront

Year Built

1948

Structure Type

Other

Property Type Commercial

Property Sub Type

Mixed Use

Legal Plan

4362I

Building Area (Sq. Ft.)

2483.00

Building Area (Sq. M.)

230.68

Cooling None

Heating

Forced Air, Natural Gas

Access to Property

Accessible to Major Traffic Route, Back

Alley Access

Inclusions

N/A

Restrictions

None Known

Reports **RPR**

*Building for sale(gym business is not part of the sale) Discover a compelling investment opportunity with a tenanted commercial property in downtown Nanton, AB. This prime location ensures not only a busy setting on main street but also the potential for a seamless transition, providing investors with the prospect of long term income and tenant satisfaction. Currently used as a Fitness Gym (gym equipment and supplies not included in the sale. The business is not for sale) the property features a large cardio area, free weight and dumbbell section, office space, therapy room, change room area, 2 piece bathroom and additional storage space. There is tons of room to work with! Parking at the rear of building and angled street parking at the front. Call your fave commercial realtor and book a showing today!

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