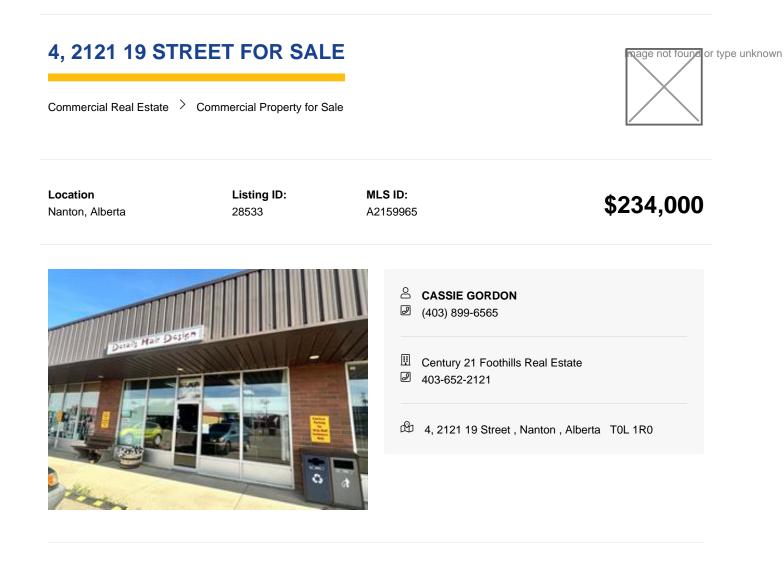


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Title Transaction Type **Days On Market** For Sale Fee Simple 305 **Building Type** Subdivision Zoning С NONE Strip Mall Year Built Structure Type **Property Type** 1979 Retail Commercial **Property Sub Type** Legal Plan Building Area (Sq. Ft.) Retail 9911009 1440.10 Access to Property Building Area (Sq. M.) Cooling Back Alley Access, Direct Access, On Central Air 133.79 Major Traffic Route, Paved Road Inclusions Restrictions Reports Fridge, stackable washer/dryer, cabinet **Board Approval** None in back room.

Opportunity awaits! Prime commercial unit available in a bustling strip mall located in Nanton, AB, positioned conveniently between the north and southbound routes on Highway 2. Currently being used as a Hair Salon, this versatile space has previously housed a grocery store, gym, 2 hair salons, antique shop, and more, making it ideal for a wide range of commercial ventures. This unit boasts a stylish, Industrial feel with abundant natural light and high ceilings, creating an open and inviting atmosphere. Upon entering you will find a bright and welcoming reception area leading into a spacious main area, suitable for various business setups. The current layout includes hair washing sinks, making it turnkey for a salon but easily adaptable to other business needs. The rear of the unit features a utility/storage room, two 2-piece bathrooms, a prep area, treatment room, tanning room and a kitchenette equipped with a refrigerator, stackable washer and dryer and ample cabinet space. Parking is convenient, with shared employee parking at the rear and numerous customer spots at the front. The strip mall enjoys foot and vehicle traffic and is home to fantastic neighbouring businesses. Don't miss out on this opportunity! Call your fave realtor to book a showing today and explore the potential this space has for your commercial needs!

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