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## 4, 2121 19 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Nanton, Alberta


**Listing ID:**  
31681


**MLS ID:**  
A2244853

**\$234,000**



 **CASSIE GORDON**  
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 Century 21 Foothills Real Estate  
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 4, 2121 19 Street , Nanton , Alberta T0L 1R0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 2
<b>Zoning</b> C	<b>Subdivision</b> NONE	<b>Building Type</b> Strip Mall
<b>Year Built</b> 1979	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 9911009	<b>Building Area (Sq. Ft.)</b> 1440.00
<b>Building Area (Sq. M.)</b> 133.78	<b>Cooling</b> Central Air	<b>Access to Property</b> Back Alley Access,Direct Access,On Major Traffic Route,Paved Road
<b>Inclusions</b> Refrigerator, stackable washe/dryer, cabinet in back room, salon equipment is negotiable	<b>Restrictions</b> Board Approval	<b>Reports</b> Condo/Strata Bylaws,Title

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 boasts a vey open space, with room for various work stations; making it versatile 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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