

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.

## 2109 20 STREET FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Nanton, Alberta


**Listing ID:**  
33734


**MLS ID:**  
A2276409

**\$799,900**



 **CASSIE GORDON**  
 (403) 899-6565

 Century 21 Foothills Real Estate  
 403-652-2121

 2109 20 Street , Nanton , Alberta T0L 1R0

**Transaction Type**

For Sale

**Days On Market**

103

**Zoning**

C1

**Subdivision**

NONE

**Building Type**

Mixed Use

**Year Built**

1924

**Structure Type**

Mixed Use

**Property Type**

Commercial

**Property Sub Type**

Mixed Use

**Legal Plan**

43621

**Building Area (Sq. Ft.)**

5400.00

**Building Area (Sq. M.)**

501.67

**Access to Property**

Accessible to Major Traffic Route,Front and Rear Drive access

**Inclusions**

Loft style apt-wine fridge, refrigerator, freezer, induction hot plate x 2, oven, dishwasher, washer. 2 bed office/den unit- oven, induction cooktop, extractor fan, dishwasher, refrigerator

**Restrictions**

See Remarks

**Reports**

RPR

\*Back on the market due to Buyers being unable to waive Financing Condition\* Renovated mixed-use property with two retail units, two upper-level apartments, and a standout 895 sq ft split-level rooftop terrace with established trees, wind protection, and excellent privacy. Retail Unit 1 (approx. 1,000 sq ft) is currently a photographic boutique with original brick, hardwood floors, high ceilings, modern lighting, and updated electrical/plumbing. Retail Unit 2 (approx. 3,800 sq ft) is currently configured as a multi-vendor boutique layout with open floor space, a rear loading dock, a distinctive bank vault, and updated electrical/plumbing (with some original finishes retained). Upstairs, Apartment 1 (Airbnb-designed) is a one-bedroom loft (1,174 sq ft) with large windows and treetop views, two half baths plus a separate shower room, and a modern kitchen with a six-seat diner-style bar. Apartment 2 (owner's residence) is a two-bedroom plus den (1,132 sq ft) with heated hardwood floors, a monochrome kitchen (induction cooktop, convection oven, integrated dishwasher), and a primary suite featuring double sinks, double showers, bubble-jet tub, and Japanese toilet. Both apartments include built-in planters with live greenery and direct access to the rooftop terrace. The property also offers a poured concrete basement (approx. 2,400 sq ft) with storage, office, and washroom, plus two off-street parking stalls with plug-ins. Renovated in 2015 with renewed HVAC, electrical, and plumbing, including 400 Amp service with distributed sub-panels. Gross income: \$90,248. NOI: \$66,375.00 (Cap rate 8%).

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.