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## 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**

3

**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**

4362I

**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

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: \$86,000. NOI: \$61,000 (Cap rate 7.25%).

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