

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.

2219 20 STREET FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Nanton, Alberta



Listing ID:
35302


MLS ID:
A2311801

\$259,000



 **ROBIN BURWASH**
 (403) 837-3000

 Coldwell Banker Mountain Central
 403-775-6950

 2219 20 Street , Nanton , Alberta T0L 1R0

Transaction Type For Sale	Zoning M-DWT	Subdivision NONE
Building Type Mixed Use	Year Built 1960	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Mixed Use	Legal Plan 959J
Building Area (Sq. Ft.) 1112.33	Building Area (Sq. M.) 103.34	Lot Size (Sq. Ft.) 6000
Lot Size (Acres) 0.14	Roof Metal	Foundation Combination
Heating Forced Air,Natural Gas	Access to Property Back Alley Access,Paved Road	Inclusions N/A
Restrictions None Known	Reports RPR,Title	

Prime Main Street location in the heart of Nanton. This 1,112 sq ft commercial bungalow sits on a 50 x 120 ft lot directly across from the Post Office and within steps of Silver Willow Lodge, Banks, Drugstore, and all downtown amenities. The building offers a versatile layout suitable for a wide range of uses including retail, coffee shop, professional services, health or wellness, or childcare. The renovated interior features high ceilings, an open display area, three client/treatment rooms, a front reception desk, back office/storage, a private office, and a 4-piece bathroom. Parking is convenient with rear alley access, on-street parking, and a single detached garage for storage. Looking for more space? The adjoining property to the east, another commercial building on a 50 x 120 ft lot—is also available A2311505. Both properties can be purchased together for a package price of \$450,000. A standout opportunity to establish your business in a high-visibility location where locals and visitors gather. The Purchase Price does not include GST. In the event that GST is payable and the Buyer is not a GST registrant, then the Buyer shall remit the applicable GST to the Seller's lawyer on or before Completion Day.

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.