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2120 19 STREET FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Nanton, Alberta



Listing ID:
26184


MLS ID:
A2149834

\$775,000



 **TOM SHERRY**
 (403) 294-1500

 CIR Realty
 403-294-1500

 2120 19 Street , Nanton , Alberta T0L 1R0

Transaction Type For Sale	Title Fee Simple	Days On Market 42
Zoning M-DWT	Subdivision NONE	Building Type Church,Commercial Mix,Home-Based,Mixed Use,Office Building,Retail,Street Level Storefront,Warehouse
Year Built 2010	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 3163L	Building Area (Sq. Ft.) 3372.00
Building Area (Sq. M.) 313.27	Construction Type Stucco	Roof Asphalt Shingle
Foundation Poured Concrete,Slab	Cooling None	Heating High Efficiency,Forced Air,Natural Gas
Inclusions Refrigerator, Stove, Hoodfan, Washer/Dryer	Restrictions None Known	Reports Floor Plans,RPR Without Compliance,Title

This property was built in 2010 and features a 1300 square foot bungalow, and 2072 commercial space with ample parking and Highway #2 exposure. This place is in excellent condition and is in "LIKE NEW" or "MINT" condition. The footprint of this building is 3982 square feet, and the lot measures 100 feet (frontage) x 120 feet (depth - frontage on Highway #2). The commercial space is designed so that all interior walls can be removed (balloon framed) and that it can easily be retrofitted to accommodate pretty much any business that will fit into this square footage. The home is super cute and clean as a whistle with 2 bedrooms plus a den/office, a 4-piece ensuite bathroom, plenty of storage, and multiple entrances. The attached garage is more like a workshop, but there is a beautiful, covered carport with great sheltering for one vehicle. Nanton is growing in popularity, as it is an affordable place to live, and within commuting distance to Calgary. Come on down and take a private tour at your convenience.

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