

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.

## 1820 20 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale

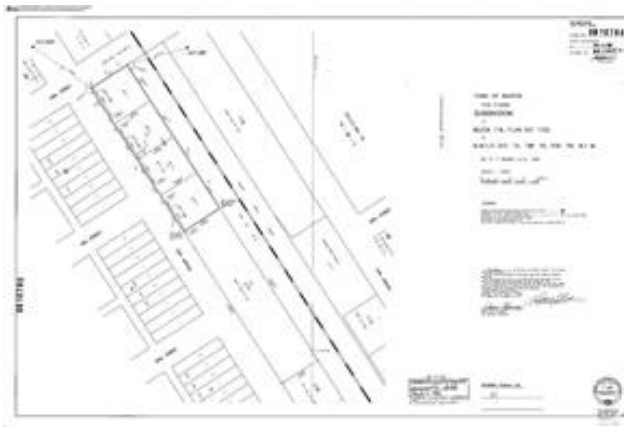




**Location**  
Nanton, Alberta



**Listing ID:**  
27377


**MLS ID:**  
A2188695

**\$250,000**



 **VICTOR CZOP**  
 (403) 646-2910

 Lively Realty Ltd.  
 403-646-2910

 1820 20 Avenue , Nanton , Alberta T0L 1R0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 105
<b>Zoning</b> M-DWT	<b>Subdivision</b> NONE	<b>Nearest Town</b> Nanton
<b>Structure Type</b> None	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use
<b>Legal Plan</b> 9910780	<b>Building Area (Sq. Ft.)</b> 0.00	<b>Building Area (Sq. M.)</b> 0.00
<b>Lot Features</b> Backs on to Park/Green Space,City Lot,Level,Near Golf Course	<b>Access to Property</b> On Major Traffic Route,Paved Road,Public	<b>Inclusions</b> None
<b>Restrictions</b> Call Lister	<b>Reports</b> Other Documents	

Located on the north bound Highway # 2: There is two (2) 100 ft by 100 ft commercial lots available. These 2 lots are being sold as a single parcel. Each has a Land Title. Lots are flat and rectangular. Combined this gives you a Frontage of 200 Feet and a depth of 100 Feet. Services are at the property lot line. Excellent location for the business that would like highway frontage location. This is a Land Sale only. Should you be an interested buyer, an additional 2 lots of this same size could be available that are located next to it. The full 4 lot parcel would extend to the Intersection of Highway 533 and # 2, giving you 400 feet of frontage and a depth of 100 feet and the choice of connection of 1 to 4 separate services. These additional 2 lot costs can be negotiated. There are few lots of this size available in the Town of Nanton, especially close to the downtown area and nearby sport facilities in Nanton.

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