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MLS ID:

A2118311

2109 20 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location Nanton, Alberta Listing ID:

27961

\$799,900



- △ CASSIE GORDON
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- Century 21 Foothills Real Estate
- **403-652-2121**
- 🖄 2109 20 Street , Nanton , Alberta T0L 1R0

Transaction Type

For Sale

Days On Market

567

Zoning

C1

Subdivision

NONE

Building TypeMixed 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

Inclusions

Access to Property
Accessible to Major Traffic Route,Front

Accessible to Major Traffic Route, Fron and Rear Drive access

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

Retail Unit 1: Approx. 1,000 sq ft, currently operating as a photographic boutique. Features original brick, hardwood floors, high ceilings, modern lighting, and updated electrical & plumbing systems. Retail Unit 2: Approx. 3,800 sq ft, currently configured as a mini mall with boutique shops. Retains some original finishes, a bank vault, offers open floor space, a loading dock at the rear and updated plumbing and electrical. Apartment 1 – Airbnb: One-bedroom loft, 1,174 sq ft. Large windows with treetop views, two half baths, shower room, and modern kitchen with six-seat diner-style bar. Designed for short-term rental use. Apartment 2 – Owner's Residence: Two-bedroom plus den, 1,132 sq ft. Heated hardwood floors, monochrome kitchen with induction cooktop, convection oven, integrated dishwasher, and ample counter space. Primary bedroom with en-suite: double sinks, double showers, bubble jet tub, Japanese toilet. Shared Features: Both apartments have built-in planters with live greenery and access to an 895 sq ft split-level rooftop terrace with established trees, wind protection, and privacy. The property includes a poured concrete basement (approx. 2,400 sq ft) with storage, office, washroom. Two off-street parking spaces with plug-ins. Renovated in 2015 with renewed HVAC, electrical, and plumbing; 400 Amp service with distributed sub panels. Gross income: \$86,000. NOI: \$61,000 (Cap rate 7.25%).

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