

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.

## 2109 20 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Nanton, Alberta

**Listing ID:**  
27961


**MLS ID:**  
A2118311

**\$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**

504

**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

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%).

**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.