

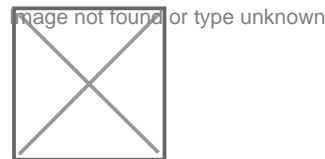
Regional Contact

 Bev Thornton  403-627-0244  bev@albertasouthwest.com  Visit Website

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.

## 2018 19 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Nanton, Alberta

**Listing ID:**  
30875


**MLS ID:**  
A2227540

**\$350,000**



 **LAURIE GORDON**  
 (403) 703-3427

 Century 21 Foothills Real Estate  
 403-652-2121

 2018 19 Avenue , Nanton , Alberta T0L 1R0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 72
<b>Zoning</b> I-LHT Industrial Light Di	<b>Subdivision</b> NONE	<b>Building Type</b> Mixed Use
<b>Year Built</b> 1980	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 3163L	<b>Building Area (Sq. Ft.)</b> 2266.58
<b>Building Area (Sq. M.)</b> 210.57	<b>Construction Type</b> Metal Siding	<b>Roof</b> Metal
<b>Foundation</b> Poured Concrete	<b>Access to Property</b> Accessible to Major Traffic Route,Back Alley Access,Gravel Road	<b>Inclusions</b> In-floor hoist, Work benches on West side of building, washer and dryer, additional ceiling furnace(identical to what is currently installed).
<b>Restrictions</b> None Known	<b>Reports</b> None	

Here's your chance to own a well-established industrial property in the heart of Nanton's Industrial District! This versatile property spans four lots and has operated as a successful automotive shop since the early 1980s—ideal for anyone looking to continue in the trade or repurpose for another business venture.(Business is not for sale). The 58' x 38' shop is well-equipped with a 12' x 14' overhead door, offering easy access for larger vehicles and machinery. Inside, you'll find an in-floor hoist, workbenches, dedicated office space, and a bathroom—everything you need to hit the ground running. A loft area provides additional storage, making great use of the vertical space. There's ample parking available both in the front and rear of the property, perfect for staff, customers, or fleet vehicles. Whether you're looking to start, relocate, or expand your business, this property presents an incredible opportunity in the vibrant and growing community of Nanton. Don't miss out—call your fave Realtor and book a showing today!

**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.