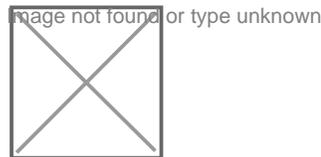


Regional Contact

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

Transaction Type For Sale	Title Fee Simple	Days On Market 314
Zoning I-LHT Industrial Light Di	Subdivision NONE	Building Type Mixed Use
Year Built 1980	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Industrial	Legal Plan 3163L	Building Area (Sq. Ft.) 2266.58
Building Area (Sq. M.) 210.57	Construction Type Metal Siding	Roof Metal
Foundation Poured Concrete	Access to Property Accessible to Major Traffic Route,Back Alley Access,Gravel Road	Inclusions In-floor hoist, Work benches on West side of building, washer and dryer, additional ceiling furnace(identical to what is currently installed).
Restrictions None Known	Reports 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).Building is currently owner occupied. 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!

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