

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.

## 2013 20 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Nanton, Alberta

**Listing ID:**  
33738

**MLS ID:**  
A2281087

**\$2,000**



 **CHERI LONG**  
 (403) 860-9419

 Royal LePage Solutions  
 403-252-5900

 2013 20 Avenue , Nanton , Alberta T0L1R0

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Lease Amount</b>
For Lease	8	2000.00
<b>Lease Frequency</b>	<b>Lease Term</b>	<b>Zoning</b>
Monthly	Negotiable	M-DWT
<b>Subdivision</b>	<b>Building Type</b>	<b>Year Built</b>
NONE	Free-Standing	2001
<b>Structure Type</b>	<b>Property Type</b>	<b>Property Sub Type</b>
Low Rise (2-4 stories)	Commercial	Office
<b>Legal Plan</b>	<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>
43621	2640.00	245.26
<b>Lot Size (Sq. Ft.)</b>	<b>Lot Size (Acres)</b>	<b>Roof</b>
3640	0.08	Flat Torch Membrane
<b>Foundation</b>	<b>Electric</b>	<b>Heating</b>
Slab	100 Amp Service	In Floor,Natural Gas
<b>Access to Property</b>		
Accessible to Major Traffic Route,Back Alley Access,Gravel Lane,Major Shopping Nearby,On Major Traffic Route,Paved Road	<b>Inclusions</b> N/A	<b>Restrictions</b> None Known
<b>Reports</b>		
None		

Prime Office Space for Lease – High Visibility on Hwy 2, Nanton This versatile 1,643 sq. ft. office suite offers the perfect footprint for a growing professional practice or service business. Located directly on 20 Ave (Hwy 2 Northbound), your business will benefit from constant exposure and easy access. Layout: 3 private offices + a dedicated reception area. Parking: Ample street parking for clients and 1 reserved stall in the rear for staff. Location: Prime Highway 2 frontage in the heart of Nanton. Rate: \$2,000/month (Gross Lease).

**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.