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## 2219 20 STREET FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Nanton, Alberta



**Listing ID:**  
35302


**MLS ID:**  
A2311801

**\$259,000**



 **ROBIN BURWASH**  
 (403) 837-3000

 Coldwell Banker Mountain Central  
 403-775-6950

 2219 20 Street , Nanton , Alberta T0L 1R0

<b>Transaction Type</b> For Sale	<b>Zoning</b> M-DWT	<b>Subdivision</b> NONE
<b>Building Type</b> Mixed Use	<b>Year Built</b> 1960	<b>Structure Type</b> Mixed Use
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 959J
<b>Building Area (Sq. Ft.)</b> 1112.33	<b>Building Area (Sq. M.)</b> 103.34	<b>Lot Size (Sq. Ft.)</b> 6000
<b>Lot Size (Acres)</b> 0.14	<b>Roof</b> Metal	<b>Foundation</b> Combination
<b>Heating</b> Forced Air,Natural Gas	<b>Access to Property</b> Back Alley Access,Paved Road	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> RPR,Title	

Prime Main Street location in the heart of Nanton. This 1,112 sq ft commercial bungalow sits on a 50 x 120 ft lot directly across from the Post Office and within steps of Silver Willow Lodge, Banks, Drugstore, and all downtown amenities. The building offers a versatile layout suitable for a wide range of uses including retail, coffee shop, professional services, health or wellness, or childcare. The renovated interior features high ceilings, an open display area, three client/treatment rooms, a front reception desk, back office/storage, a private office, and a 4-piece bathroom. Parking is convenient with rear alley access, on-street parking, and a single detached garage for storage. Looking for more space? The adjoining property to the east, another commercial building on a 50 x 120 ft lot—is also available A2311505. Both properties can be purchased together for a package price of \$450,000. A standout opportunity to establish your business in a high-visibility location where locals and visitors gather. The Purchase Price does not include GST. In the event that GST is payable and the Buyer is not a GST registrant, then the Buyer shall remit the applicable GST to the Seller's lawyer on or before Completion Day.

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