\$799,900 - 2109 20 Street, Nanton

MLS® #A2118311

\$799,900

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

NONE, Nanton, Alberta

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%).

Built in 1924

Essential Information

MLS® # A2118311

Price \$799,900

Bathrooms 0.00 Acres 0.00

Year Built 1924

Type Commercial Sub-Type Mixed Use

Status Active

Community Information

Address 2109 20 Street

Subdivision NONE
City Nanton

County Willow Creek No. 26, M.D. of

Province Alberta
Postal Code T0L 1R0

Additional Information

Date Listed March 30th, 2024

Days on Market 570 Zoning C1

Listing Details

Listing Office Century 21 Foothills Real Estate

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