

\$799,900 - 2109 20 Street, Nanton

MLS® #A2118311

\$799,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

NONE, Nanton, Alberta

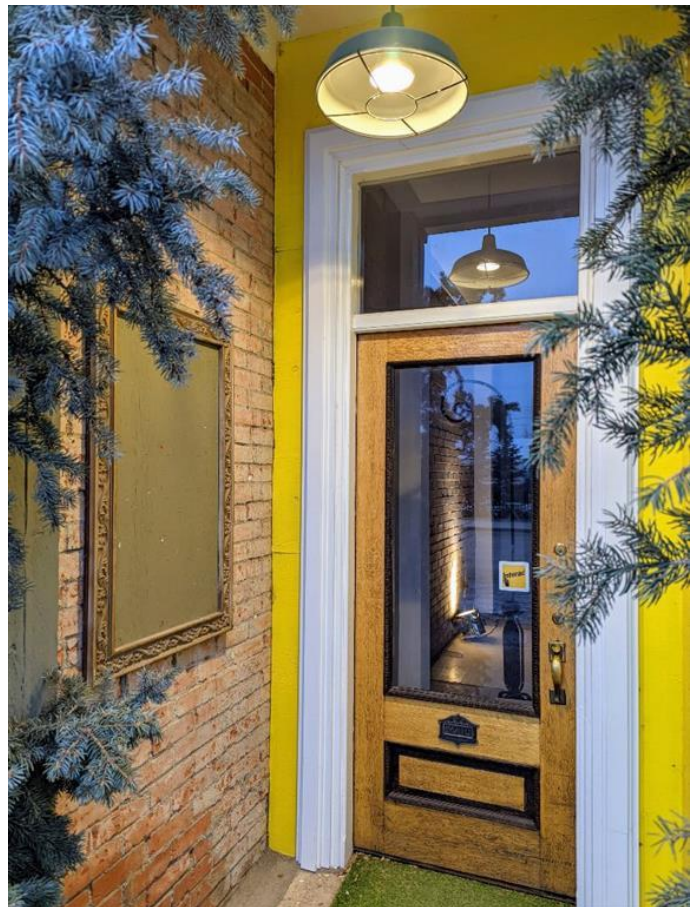
Retail Unit 1: Approx. 1,000 sq ft, currently operating as a photographic boutique. Features original brick, hardwood floors, high ceilings, modern lighting, and updated electrical & plumbing systems.

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	512
Zoning	C1

Listing Details

Listing Office	Century 21 Foothills Real Estate
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