

# \$225,000 - 2119 20 Street, Nanton

MLS® #A2170109

**\$225,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

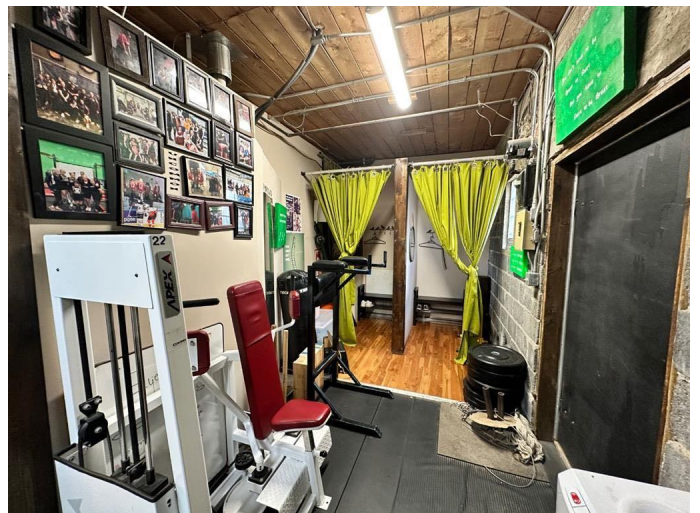
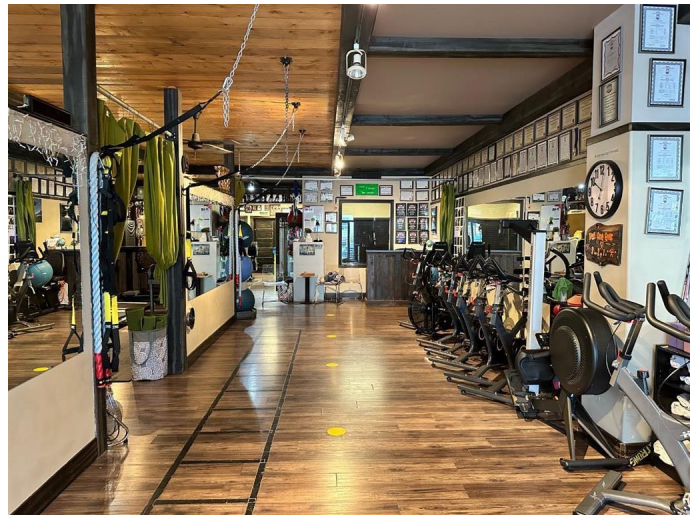
NONE, Nanton, Alberta

\*Building for sale(gym business is not part of the sale) Discover a compelling investment opportunity with a tenanted commercial property in downtown Nanton, AB. This prime location ensures not only a busy setting on main street but also the potential for a seamless transition, providing investors with the prospect of long term income and tenant satisfaction. Currently used as a Fitness Gym (gym equipment and supplies not included in the sale. The business is not for sale) the property features a large cardio area, free weight and dumbbell section, office space, therapy room, change room area, 2 piece bathroom and additional storage space. There is tons of room to work with! Parking at the rear of building and angled street parking at the front. Call your fave commercial realtor and book a showing today!

Built in 1948

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2170109   |
| Price      | \$225,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1948       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |



## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 2119 20 Street               |
| Subdivision | NONE                         |
| City        | Nanton                       |
| County      | Willow Creek No. 26, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0L 1R0                      |

## Interior

|                   |                         |
|-------------------|-------------------------|
| Interior Features | High Ceilings           |
| Heating           | Forced Air, Natural Gas |
| Cooling           | None                    |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 4th, 2024 |
| Days on Market | 222               |
| Zoning         | M-DWT             |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 Foothills Real Estate |
|----------------|----------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.