

# \$250,000 - 1820 20 Avenue, Nanton

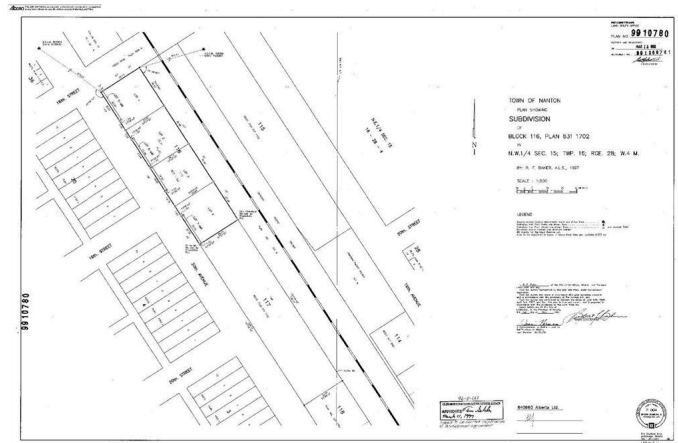
MLS® #A2188695

**\$250,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Nanton, Alberta

Located on the north bound Highway # 2:  
There is two (2) 100 ft by 100 ft commercial lots available. These 2 lots are being sold as a single parcel. Each has a Land Title. Lots are flat and rectangular. Combined this gives you a Frontage of 200 Feet and a depth of 100 Feet. Services are at the property lot line. Excellent location for the business that would like highway frontage location. This is a Land Sale only. Should you be an interested buyer, an additional 2 lots of this same size could be available that are located next to it. The full 4 lot parcel would extend to the Intersection of Highway 533 and # 2, giving you 400 feet of frontage and a depth of 100 feet and the choice of connection of 1 to 4 separate services. These additional 2 lot costs can be negotiated. There are few lots of this size available in the Town of Nanton, especially close to the downtown area and nearby sport facilities in Nanton.



## Essential Information

|           |            |
|-----------|------------|
| MLS® #    | A2188695   |
| Price     | \$250,000  |
| Bathrooms | 0.00       |
| Acres     | 0.00       |
| Type      | Commercial |
| Sub-Type  | Mixed Use  |
| Status    | Active     |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 1820 20 Avenue               |
| Subdivision | NONE                         |
| City        | Nanton                       |
| County      | Willow Creek No. 26, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0L 1R0                      |

## Amenities

|                |   |
|----------------|---|
| Utilities      | Electricity at Lot Line, Sewer Available, Water At Lot Line |
| Parking Spaces | 20  |

## Exterior

|                 |   |
|-----------------|---|
| Lot Description | Backs on to Park/Green Space, City Lot, Near Golf Course, Level |
|-----------------|---|

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 18th, 2025 |
| Days on Market | 123                |
| Zoning         | M-DWT              |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Lively Realty Ltd. |
|----------------|--------------------|

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