



**GRASSROOTS**  
REALTY GROUP

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2018 19 Avenue  
Nanton, Alberta

MLS # A2227540



**\$350,000**

**Division:** NONE  
**Type:** Industrial  
**Bus. Type:** -  
**Sale/Lease:** For Sale  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 2,267 sq.ft.  
**Zoning:** I-LHT Industrial Light Di

<b>Heating:</b> -	<b>Addl. Cost:</b> -
<b>Floors:</b> -	<b>Based on Year:</b> -
<b>Roof:</b> Metal	<b>Utilities:</b> -
<b>Exterior:</b> Metal Siding	<b>Parking:</b> -
<b>Water:</b> -	<b>Lot Size:</b> -
<b>Sewer:</b> -	<b>Lot Feat:</b> -

**Inclusions:** In-floor hoist, Work benches on West side of building, washer and dryer, additional ceiling furnace(identical to what is currently installed).

Here's your chance to own a well-established industrial property in the heart of Nanton's Industrial District! This versatile property spans four lots and has operated as a successful automotive shop since the early 1980s—ideal for anyone looking to continue in the trade or repurpose for another business venture. (Business is not for sale). Building is currently owner occupied. The 58' x 38' shop is well-equipped with a 12' x 14' overhead door, offering easy access for larger vehicles and machinery. Inside, you'll find an in-floor hoist, workbenches, dedicated office space, and a bathroom—everything you need to hit the ground running. A loft area provides additional storage, making great use of the vertical space. There's ample parking available both in the front and rear of the property, perfect for staff, customers, or fleet vehicles. Whether you're looking to start, relocate, or expand your business, this property presents an incredible opportunity in the vibrant and growing community of Nanton. Don't miss out—call your fave Realtor and book a showing today!