



2109 20 Street  
Nanton, Alberta

MLS # A2276409



**\$799,900**

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	5,400 sq.ft.
Zoning:	C1

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-

**Inclusions:** Loft style apt-wine fridge, refrigerator, freezer, induction hot plate x 2, oven, dishwasher, washer. 2 bed + office/den unit- oven, induction cooktop, extractor fan, dishwasher, refrigerator

Renovated mixed-use property with two retail units, two upper-level apartments, and a standout 895 sq ft split-level rooftop terrace with established trees, wind protection, and excellent privacy. Retail Unit 1 (approx. 1,000 sq ft) is currently a photographic boutique with original brick, hardwood floors, high ceilings, modern lighting, and updated electrical/plumbing. Retail Unit 2 (approx. 3,800 sq ft) is currently configured as a multi-vendor boutique layout with open floor space, a rear loading dock, a distinctive bank vault, and updated electrical/plumbing (with some original finishes retained). Upstairs, Apartment 1 (Airbnb-designed) is a one-bedroom loft (1,174 sq ft) with large windows and treetop views, two half baths plus a separate shower room, and a modern kitchen with a six-seat diner-style bar. Apartment 2 (owner's residence) is a two-bedroom plus den (1,132 sq ft) with heated hardwood floors, a monochrome kitchen (induction cooktop, convection oven, integrated dishwasher), and a primary suite featuring double sinks, double showers, bubble-jet tub, and Japanese toilet. Both apartments include built-in planters with live greenery and direct access to the rooftop terrace. The property also offers a poured concrete basement (approx. 2,400 sq ft) with storage, office, and washroom, plus two off-street parking stalls with plug-ins. Renovated in 2015 with renewed HVAC, electrical, and plumbing, including 400 Amp service with distributed sub-panels. Gross income: \$90,248. NOI: \$66,375.00 (Cap rate 8%).