



2123 18 Street
Nanton, Alberta

MLS # A2296303



\$450,000

Division:	NONE
Type:	Business
Bus. Type:	Fast Food
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	1,570 sq.ft.
Zoning:	RM-3

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

Inclusions: There will be a schedule "A" for all the items that are on the property

Location , location, location!! Great opportunity for a business down and live up. Great location on the main highway going south on #2. Burger and ice-cream drive-thru is excellent for clients wanting to stop quickly on their way through town. Also great for customers taking a drive on a Sunday. 40 mins south of Calgary city limits. Over 1500 sq ft. Upstairs has a one bedroom resident for the owner operator. The residence has been completely renovated a year ago. One bedroom, 4 pce bath, large open kitchen living room. Shingles 2010, Furnace and hot water tank 2014. Large storage shed attached to the main building for great storage. South, and west patio in front for customers to sit on those great spring and summer days. With town approval it could be easily covered to add more sq ft to the main building. Plenty of parking in back as well as on the street. This has amazing value and would be a great investment !! Tons of potential. Client is motivated.