



**GRASSROOTS**  
REALTY GROUP

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**2219 20 Street  
Nanton, Alberta**

**MLS # A2311801**



**\$259,000**

**Division:** NONE  
**Type:** Mixed Use  
**Bus. Type:** -  
**Sale/Lease:** For Sale  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 1,112 sq.ft.  
**Zoning:** M-DWT

**Heating:** Forced Air, Natural Gas  
**Floors:** -  
**Roof:** Metal  
**Exterior:** -  
**Water:** -  
**Sewer:** -  
**Inclusions:** N/A

**Addl. Cost:** -  
**Based on Year:** -  
**Utilities:** -  
**Parking:** -  
**Lot Size:** 0.14 Acre  
**Lot Feat:** -

Prime Main Street location in the heart of Nanton. This 1,112 sq ft commercial bungalow sits on a 50 x 120 ft lot directly across from the Post Office and within steps of Silver Willow Lodge, Banks, Drugstore, and all downtown amenities. The building offers a versatile layout suitable for a wide range of uses including retail, coffee shop, professional services, health or wellness, or childcare. The renovated interior features high ceilings, an open display area, three client/treatment rooms, a front reception desk, back office/storage, a private office, and a 4-piece bathroom. Parking is convenient with rear alley access, on-street parking, and a single detached garage for storage. Looking for more space? The adjoining property to the east, another commercial building on a 50 x 120 ft lot—is also available A2311505. Both properties can be purchased together for a package price of \$450,000. A standout opportunity to establish your business in a high-visibility location where locals and visitors gather. The Purchase Price does not include GST. In the event that GST is payable and the Buyer is not a GST registrant, then the Buyer shall remit the applicable GST to the Seller’s lawyer on or before Completion Day.