

\$250,000 - 1820 20 Avenue, Nanton

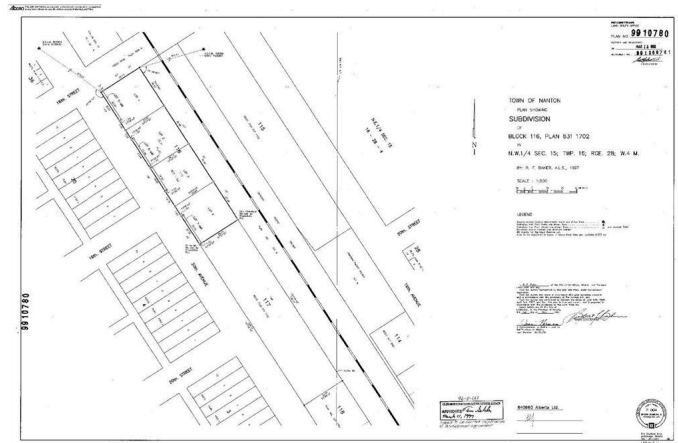
MLS® #A2188695

\$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	139
Zoning	M-DWT

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.