

# \$799,900 - 2109 20 Street, Nanton

MLS® #A2118311

**\$799,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Nanton, Alberta

Retail Unit 1: Approx. 1,000 sq ft, currently operating as a photographic boutique.

Features original brick, hardwood floors, high ceilings, modern lighting, and updated electrical & plumbing systems.

Retail Unit 2: Approx. 3,800 sq ft, currently configured as a mini mall with boutique shops.

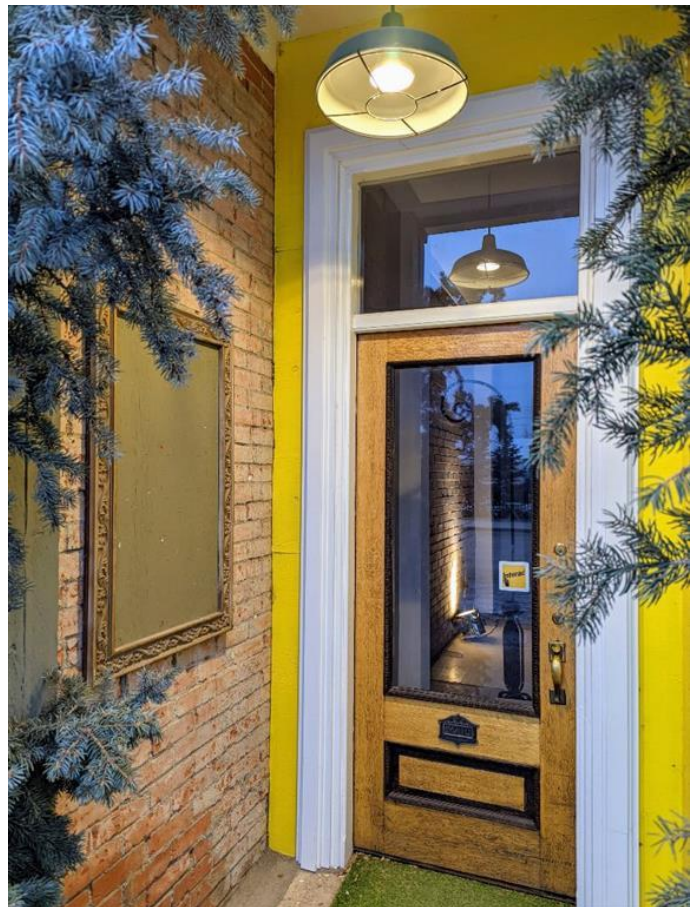
Retains some original finishes, a bank vault, offers open floor space, a loading dock at the rear and updated plumbing and electrical.

Apartment 1 – Airbnb: One-bedroom loft, 1,174 sq ft. Large windows with treetop views, two half baths, shower room, and modern kitchen with six-seat diner-style bar. Designed for short-term rental use.

Apartment 2 – Owner’s Residence: Two-bedroom plus den, 1,132 sq ft. Heated hardwood floors, monochrome kitchen with induction cooktop, convection oven, integrated dishwasher, and ample counter space. Primary bedroom with en-suite: double sinks, double showers, bubble jet tub, Japanese toilet.

Shared Features: Both apartments have built-in planters with live greenery and access to an 895 sq ft split-level rooftop terrace with established trees, wind protection, and privacy.

The property includes a poured concrete basement (approx. 2,400 sq ft) with storage, office, washroom. Two off-street parking spaces with plug-ins. Renovated in 2015 with renewed HVAC, electrical, and plumbing; 400 Amp service with distributed sub panels. Gross



income: \$86,000. NOI: \$61,000 (Cap rate 7.25%).

Built in 1924

### Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2118311   |
| Price      | \$799,900  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1924       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 2109 20 Street               |
| Subdivision | NONE                         |
| City        | Nanton                       |
| County      | Willow Creek No. 26, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0L 1R0                      |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 30th, 2024 |
| Days on Market | 558              |
| Zoning         | C1               |

### Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 Foothills Real Estate |
|----------------|----------------------------------|

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