

\$799,900 - 2109 20 Street, Nanton

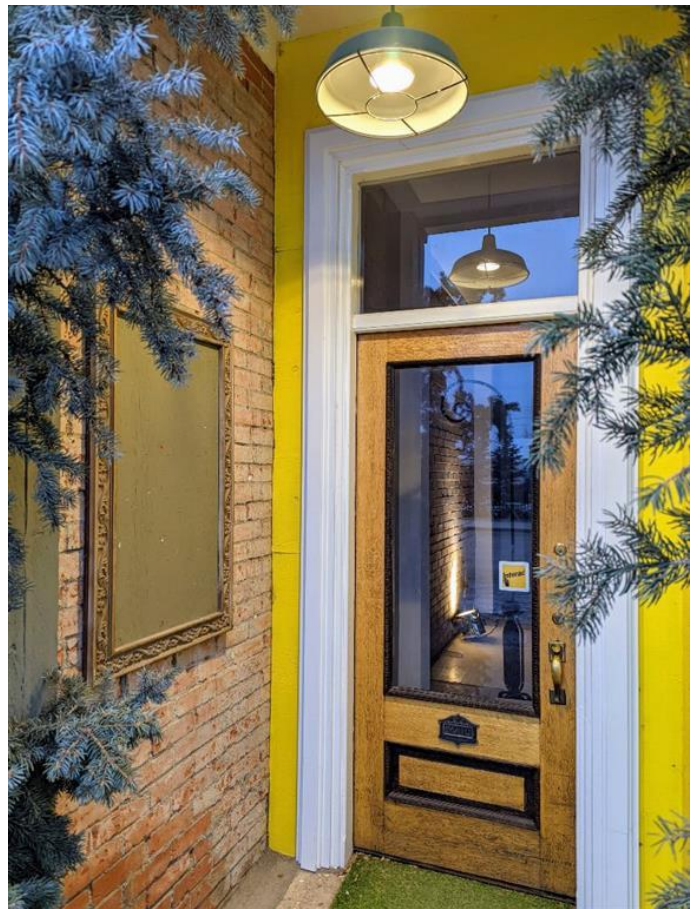
MLS® #A2118311

\$799,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

NONE, Nanton, Alberta

Discover the ultimate investment opportunity with this versatile property, featuring spacious living quarters, a fully equipped Airbnb suite, and two prime commercial spaces-perfect for maximizing both residential and business potential. Situated on Nanton's vibrant and charismatic Main Street, this multi-use heritage building was substantially renovated in 2015. In its current configuration, the commercial spaces are one retail unit at approx 1,000 sq ft (operating as a photographic boutique) and another of approximately 3,800 sq ft (operating as a mini mall of boutique shops). These spaces benefit from having many original features retained, such as brick, hardwood floors and even a bank vault! With generous ceiling heights, good lighting (both natural and artificial) and modern electrical systems. For residential, there is a one bedroom loft style apartment of 1,173.77 sq ft (operating as an Airbnb business). A striking space with endless windows, designed to take in the tree top view and having two half baths, a shower room and a large, modern kitchen with six seat diner-style bar. The two bed + den apartment is 1,131.91 sq ft. (Owner occupied) has the most incredible hardwood floor which is heated. There's an expansive monochrome kitchen with induction cooktop, professional grade extraction, integrated convection oven and dishwasher, alongside well proportioned counter space. The primary bedroom is en-suite and features double sinks double showers, a bubble jet tub and a



Japanese toilet. Both apartments have an abundance of real plants in the purpose-built planters. They share and look onto an incredible split level rooftop terrace of approximately 895 sq ft. The terrace is a garden in the sky with its own well established trees and plants. Its sunken/hidden nature keeps it protected from the wind and as such, is private and secluded. These apartments have been design-led and truly have to be seen to be appreciated! There is a poured concrete basement of approximately 2,400 sq ft. It offers a large open storage area as well as an office, a washroom and additional storage spaces. A loading bay at the rear of the building and two off-street spaces with plug-ins means practicality for many business types. The majority of the HVAC, electrical and plumbing was renewed during the 2015 renovation. There are 400 Amps at service entry with 100 Amp sub panels throughout the building. Total Gross income 86,000\$ with NOI of 61,000\$ (Cap rate 7.25%) which can be substantiated for serious buyers

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	400
Zoning	C1

Listing Details

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



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.