

\$799,900 - 2109 20 Street, Nanton

MLS® #A2118311

\$799,900

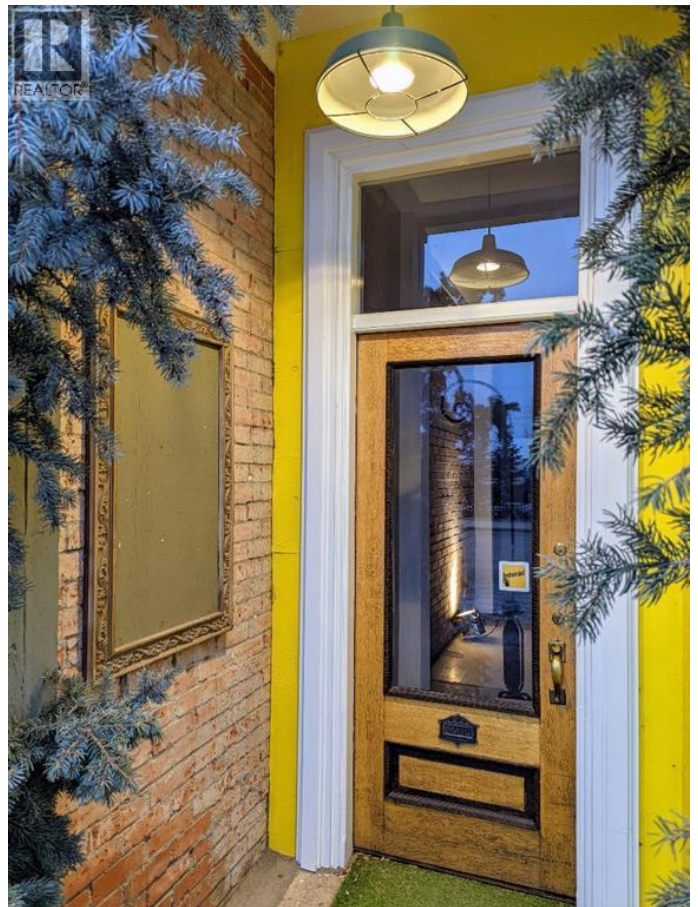
0 Bedroom, 0.00 Bathroom, 5,400 sqft

Other on 0.00 Acres

N/A, 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 â€“ 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 â€“ Ownerâ€™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%). (id:6289)



Built in 1924

Essential Information

Listing #	A2118311
Price	\$799,900
Bathrooms	0.00
Square Footage	5,400
Acres	0.00
Year Built	1924
Type	Other

Community Information

Address	2109 20 Street
Subdivision	N/A
City	Nanton
Province	Alberta
Postal Code	T0L1R0

Listing Details

Listing Office Century 21 Foothills Real Estate



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