

RETAIL SPACE FOR SALE

2121 - 19TH STREET | NANTON, ALBERTA



Discover the ideal location for your business in the bustling retail corridor of Nanton, Alberta.

This ± 1,464 square foot retail space is conveniently situated between Northbound and Southbound Highway 2, ensuring maximum visibility and accessibility for your customers.

The business not included, providing a blank canvas for your unique business vision.

Unlock the potential of your business in Nanton's thriving commercial landscape.

Contact us today to secure this prime retail space and take your venture to new heights!

Ria Mavrikos, Associate
Commercial Sales & Leasing
403.875.0886 ria@crealberta.ca

RE/MAX Commercial Capital
Calgary Office | 403.757.0333
Edmonton Office | 780.757.1010



www.crealberta.ca



PROPERTY DETAILS

MUNICIPAL
2121 - 19th Street Nanton, Alberta

SPACE TYPE
Retail/Medical/Business Services

AVAILABLE SPACE
± 1,464 square feet

YEAR BUILT
1999

POSSESSION
30 days

ZONING
C-1

FINANCIAL DETAILS

SALE PRICE
\$234,900

UTILITIES
\$500.00 per month

CONDO FEES
\$200.00 per month

PROPERTY TAXES
\$1,283.05 (2022 actual)



CLICK FOR CURRENT RETAIL/
GENERAL COMMERCIAL USES

IDEAL TENANTS



Medical or
Healthcare



Business
Services



Creation
Services



Retail
Uses



Financial
Services



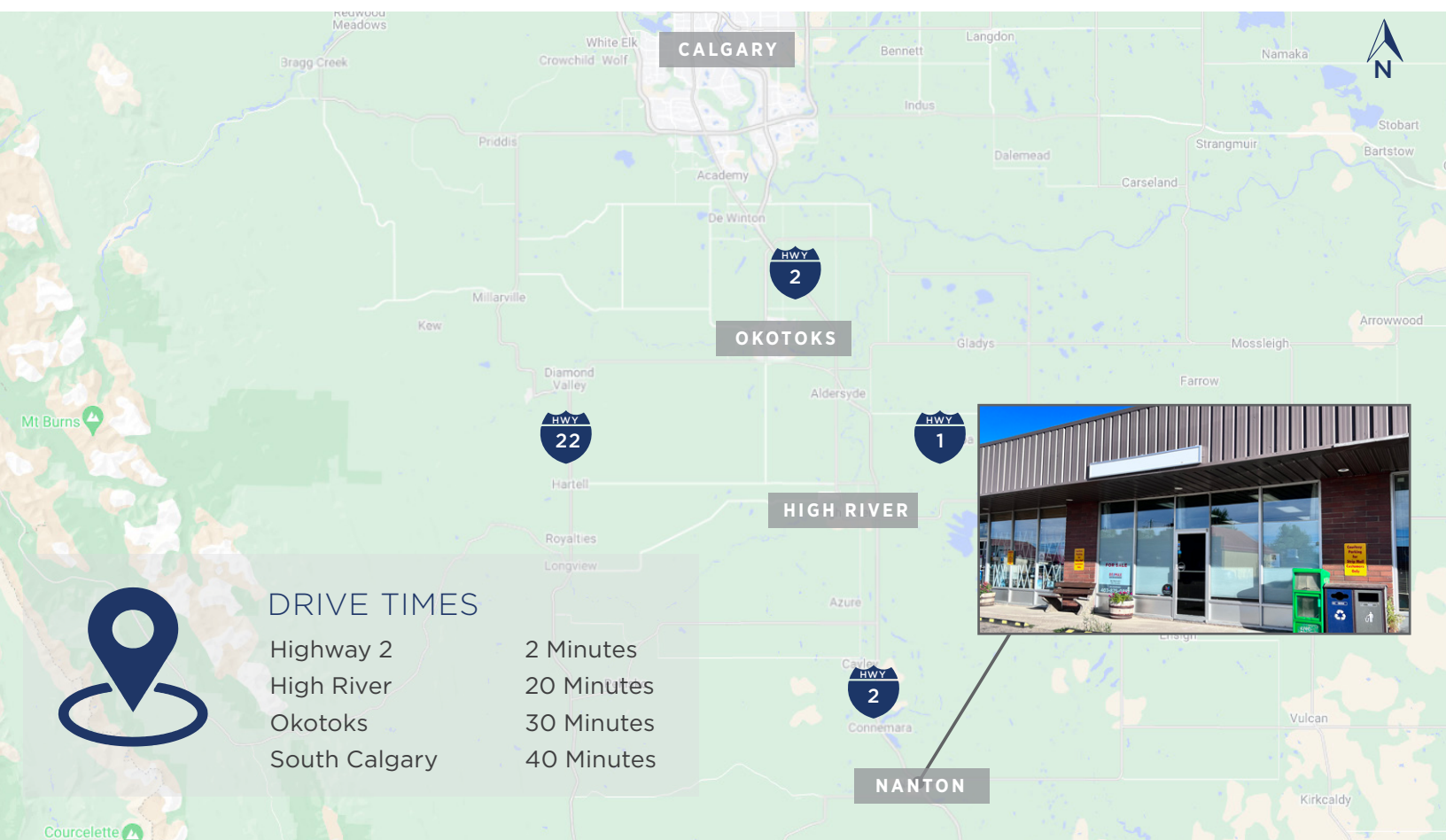
Office
Uses

FOR SALE | NANTON RETAIL BAY




Previous business, equipment & furniture not included in the sale



FOR SALE | NANTON RETAIL BAY



DEMOGRAPHICS

	NEIGHBOURHOOD POPULATION (5 KM 2023)	2,337
	AVERAGE HOUSEHOLD INCOME	\$91,902
	TRAFFIC COUNTS 20TH AVENUE (2019)	12,320
	TRAFFIC COUNTS HIGHWAY 2 & 18TH STREET (2018)	12,850

ABOUT NANTON

Nanton, Alberta, nestled amidst the picturesque foothills of the Canadian Rockies, is a charming town that effortlessly combines small-town warmth with a rich cultural heritage. Located approximately 80 kilometers south of Calgary, Nanton is a hidden gem known for its friendly community, historical significance, and stunning natural surroundings.

Founded in the early 1900s, Nanton has evolved into a welcoming community with a distinctive western flair. The town's historic downtown area is a testament to its past, featuring well-preserved heritage buildings that house unique shops, boutiques, and galleries. Visitors can take a leisurely stroll along the quaint streets, immersing themselves in the town's rich history and vibrant local culture.

CONTACT

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