

## \$250,000 - 1820 20 Avenue, Nanton

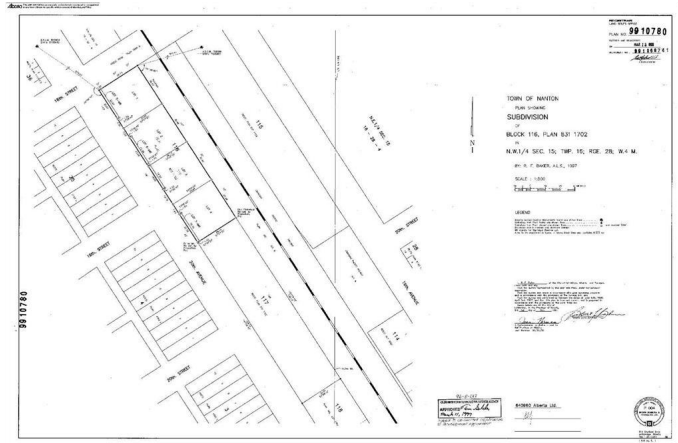
MLS® #A2188695

**\$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
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## Additional Information

Date Listed	January 18th, 2025
Days on Market	92
Zoning	M-DWT

## Listing Details

Listing Office	Lively Realty Ltd.
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