

\$389,500 - 2605 21 Avenue, Nanton

MLS® #A2182785

\$389,500

0 Bedroom, 0.00 Bathroom,
Land on 1.43 Acres

NONE, Nanton, Alberta

Prime investment opportunity in the town of Nanton, Alberta. The lot is sold as 1 parcel with

2 titles which shows great availability for investment and owner/user.

C-HWY zoning allowing for a variety of commercial uses. Fully serviced with water, sewer,

natural gas, electricity and telephone. The lot was previously approved for a car wash development, drawings have been made and available for purchase, other businesses include; Gas Station, Storage, Retail, Service and Hospitality.

This busy corner is located off the southbound lane of Highway 2, anchored businesses on the southwest side, such as: Flying J Gas Station, Fast Gas, Tim Horton's and Dairy Queen.

As well, neighbor to Magnum Trailer Sales Ltd.



Essential Information

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|-----------|-----------------|
| MLS® # | A2182785 |
| Price | \$389,500 |
| Bathrooms | 0.00 |
| Acres | 1.43 |
| Type | Land |
| Sub-Type | Commercial Land |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 2605 21 Avenue |
| Subdivision | NONE |
| City | Nanton |
| County | Willow Creek No. 26, M.D. of |
| Province | Alberta |
| Postal Code | T0L 1R0 |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | December 8th, 2024 |
| Days on Market | 131 |
| Zoning | C-HWY |

Listing Details

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| Listing Office | RE/MAX Key |
|----------------|------------|

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