

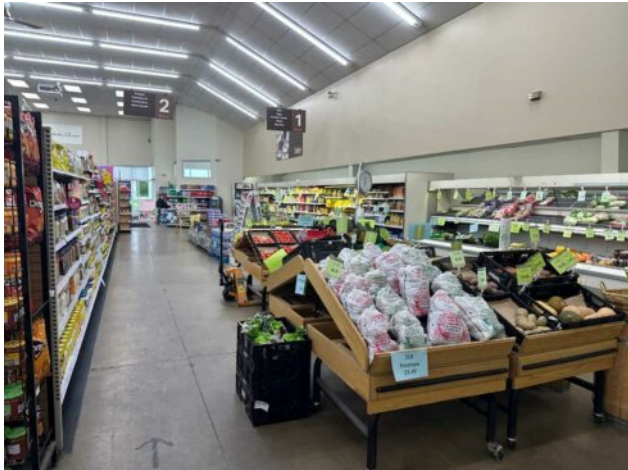


**GRASSROOTS**  
REALTY GROUP

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**MLS # A2220875**

**Nanton, Alberta**



**\$3,890,000**

<b>Division:</b>	Nanton
<b>Type:</b>	Retail
<b>Bus. Type:</b>	Grocery
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	Fresh Mart
<b>Bus. Name:</b>	-
<b>Size:</b>	11,255 sq.ft.
<b>Zoning:</b>	Highway Service District

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	0.70 Acre
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	Will provide		

As the subject property Fresh Mart is the largest and only long-established grocery store in this community, this site represents one of the larger business locations within the community. There are two smaller confectionary style stores, and the C-store gas bars noted above, and the Drug Store however there are no major competitors for Fresh Mart. It is located 1 hour away from Calgary along Hwy #2 and the Traffic flow along Hwy #2 through this community is approximately 12,000 vehicles per day with a greater flow of traffic further north closer to Calgary from Aldersyde into Okotoks ramping up from 22,000 vehicles per day to over 45,000 from Okotoks to Calgary. The population is 2,446 based on 2024 and the has increased 6.44 % from 2023. REVENUE 2024: \$4,055,622 ,2023: \$4,186,142 2022: \$3,998,345, GROSS MARGIN 2024: \$1,108,936, 2023: \$1,069,555 2022: \$1,164,136 NOI 2024: \$581,202