



**GRASSROOTS**  
REALTY GROUP

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**2116 20**  
**Nanton, Alberta**

**MLS # A2232682**



**\$349,900**

**Division:** NONE  
**Type:** Mixed Use  
**Bus. Type:** -  
**Sale/Lease:** For Sale  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 2,088 sq.ft.  
**Zoning:** COM

|                  |   |                       |   |
|------------------|---|-----------------------|---|
| <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>      | - |
| <b>Sewer:</b>    | - | <b>Lot Feat:</b>      | - |

**Inclusions:** Fridge, Gas Range, Dishwasher, Washer, Dryer, Freezer in Hallway, Microwave, Vacu-flo (2) with all attachments, Window coverings, some of the furniture may be included or negotiable

Undoubtably one of the most unique and impressive properties on the iconic Main Street in Nanton. This building once known and operated as a local butcher shop called "Denoon's Meat Market" all which began close to 100 years ago. In recent years this property has undergone extensive renovations to both the store front as well as a spacious one bedroom "New York Flat" style residence with its own entrance and back yard at the rear of the building. Original pieces such as the large commercial meat locker doors have been retro fitted to serve as fully functional bedroom and pantry doors with the majority of the hardware still functional. Electrical panel (3 phase power), upgraded plumbing, metal clad 11' ceilings, 3 bathrooms and a gym/fitness/flex area, 2 central Vac(s), High Efficiency Furnace, Hot water on demand, A/C, and partial basement with lots of storage are just some of the luxuries this property has to offer. Large open kitchen area with generous sized island, gas range commercial style oversized Fridge/Freezer unit, double sink, and modern style backsplash make for a great space to entertain guests or sit and enjoy yourself not believing this is downtown Nanton! Large master bedroom at the back with laundry and 4 piece bath close and convenient. Streetside is a large awning with lots of window frontage to put your business on display. The commercial space at the front is approx 900 sq. ft and has a tenant with two year lease in place. There is a garden/tool shed at the back which was the original smokehouse for smoking the sausages and meats when the butcher shop was operational. Nice patio and BBQ area to enjoy as it is quiet, private and fully fenced. No shortage of charm and character here in this fantastic community to house and grow your business or grow your real estate portfolio. Perfectly located between the North and

South bound number 2 HWY Nanton has been put on the map for many things from Rodeo, Golf, The Lancaster Musuem and a choice for the film industry!Nanton has so many things to offer so don't wait! Book your showing today to see what this place has to offer.