



GRASSROOTS
REALTY GROUP

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**2109 20 Street
Nanton, Alberta**

MLS # A2118311



\$799,900

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	5,400 sq.ft.
Zoning:	C1

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-

Inclusions: Loft style apt-wine fridge, refrigerator, freezer, induction hot plate x 2, oven, dishwasher, washer. 2 bed + office/den unit- oven, induction cooktop, extractor fan, dishwasher, refrigerator

Discover the ultimate investment opportunity with this versatile property, featuring spacious living quarters, a fully equipped Airbnb suite, and two prime commercial spaces-perfect for maximizing both residential and business potential. Situated on Nanton's vibrant and charismatic Main Street, this multi-use heritage building was substantially renovated in 2015. In its current configuration, the commercial spaces are one retail unit at approx 1,000 sq ft (operating as a photographic boutique) and another of approximately 3,800 sq ft (operating as a mini mall of boutique shops). These spaces benefit from having many original features retained, such as brick, hardwood floors and even a bank vault! With generous ceiling heights, good lighting (both natural and artificial) and modern electrical systems. For residential, there is a one bedroom loft style apartment of 1,173.77 sq ft (operating as an Airbnb business). A striking space with endless windows, designed to take in the tree top view and having two half baths, a shower room and a large, modern kitchen with six seat diner-style bar. The two bed + den apartment is 1,131.91 sq ft. (Owner occupied) has the most incredible hardwood floor which is heated. There's an expansive monochrome kitchen with induction cooktop, professional grade extraction, integrated convection oven and dishwasher, alongside well proportioned counter space. The primary bedroom is en-suite and features double sinks double showers, a bubble jet tub and a Japanese toilet. Both apartments have an abundance of real plants in the purpose-built planters. They share and look onto an incredible split level rooftop terrace of approximately 895 sq ft. The terrace is a garden in the sky with its own well established trees and plants. Its sunken/hidden nature keeps it protected from the wind and as such, is private and secluded. These

apartments have been design-led and truly have to be seen to be appreciated! There is a poured concrete basement of approximately 2,400 sq ft. It offers a large open storage area as well as an office, a washroom and additional storage spaces. A loading bay at the rear of the building and two off-street spaces with plug-ins means practicality for many business types. The majority of the HVAC, electrical and plumbing was renewed during the 2015 renovation. There are 400 Amps at service entry with 100 Amp sub panels throughout the building. Total Gross income 86,000\$ with NOI of 61,000\$ (Cap rate 7.25%) which can be substantiated for serious buyers