



**GRASSROOTS**  
REALTY GROUP

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**1901 20 Avenue  
Nanton, Alberta**

**MLS # A2174975**



**\$1,195,000**

Division:	NONE
Type:	Mixed Use
Bus. Type:	Commercial ,Mixed,Other,Professional Service,Retail
Sale/Lease:	For Sale
Bldg. Name:	W.S. Keeley Block
Bus. Name:	-
Size:	7,276 sq.ft.
Zoning:	C1

Heating:	Boiler, Combination, Forced Air, Natural Gas, Solar	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Flat	Utilities:	-
Exterior:	Brick, Mixed	Parking:	-
Water:	Public	Lot Size:	0.16 Acre
Sewer:	Sewer	Lot Feat:	Corner Lot
Inclusions:	none		

**HISTORIC NANTON ALBERTA!** This iconic historic property, W.S.Keeley building, first opened its business doors in 1909 and has been home to many successful businesses over the last century. Now is your chance to own this piece of history with unlimited opportunity as big as your imagination! Imagine getting to live above your business; how about a travel hotel up and cafes and shops on the main, or galleries on the shop floors and artisan working studios above, or shops and services on the main with a business centre coop upstairs. The ideas just keep coming. Located on the provincial highway with thousands of cars passing daily, in a tourist stop off day-tripping famous Art & Antique Walk town, and only 40 minutes to the vibrant city of Calgary. Whatever your passion this is the ideal property to create a lifestyle business. With over 7000 sq. ft. of future dream space this charming building has had many modern upgrades, mechanics, heating, roofing, eaves, structure, and d&eacutecor. The potential of this building is endless. The wide-open main floor can be split into multiple shops as there is separate street front entrances as well as a third front entrance to the upstairs units. Historically preserved and professionally maintained for over 20 years by the current owner, the building has seen many phases of an extensive historic renovation too many to list here, but a full info sheet is available. Some of the major improvements included new boiler systems, solar on roof, new separate furnace units, ceiling restoration to original lath including lighting/electrical upgrades, original fir floors treated, courtyard fenced with salvaged authentic brick and wrought iron, and even the back shed restored with the exterior of a 1920&rsquo;s horse barn. The eye to detail in the over 2 decades of ongoing maintenance and historic renovation shines through in one of the most

preserved rare saved small town historic buildings in the province. Built in 1909 by C.H. Marshall this landmark two story brick block corner was fitted with the finest shop fixtures opening as a hardware and furniture business for many years. By 1935 it was then purchased by William S. Keeley, evolving into a men's & ladies' shop and general store. In 1941 Keeley remodelled the upper floors of the now the W.S.Keeley building in to 6 separate apartments living spaces. This charming upper floor would be ideal future office rental space, or residential potential periodic rentals/travellers' hotel or make a fabulous personal residence lifestyle space. The town of Nanton is famous for its Art & Antique Walk drawing shoppers weekly to this historic destination town. Located on the provincial highway with thousands of cars passing daily. Whatever your passion this is the ideal property to create a lifestyle business. Nanton's is steeped in prairie history, home to antiques & artisan shops, prairie Elevators, world class Air Museum, rodeo, ranching and more! A great town to start a new business and to raise a family.