

# \$234,000 - 4, 2121 19 Street, Nanton

MLS® #A2159965

**\$234,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Nanton, Alberta

Opportunity awaits! Prime commercial unit available in a bustling strip mall located in Nanton, AB, positioned conveniently between the north and southbound routes on Highway 2. Currently being used as a Hair Salon, this versatile space has previously housed a grocery store, gym, 2 hair salons, antique shop, and more, making it ideal for a wide range of commercial ventures. This unit boasts a stylish, Industrial feel with abundant natural light and high ceilings, creating an open and inviting atmosphere. Upon entering you will find a bright and welcoming reception area leading into a spacious main area, suitable for various business setups. The current layout boasts a very open space, with room for various work stations; making it versatile for a salon but easily adaptable to other business needs. The rear of the unit features a utility/storage room, two 2-piece bathrooms, a prep area, treatment room, tanning room and a kitchenette equipped with a refrigerator, stackable washer and dryer and ample cabinet space. Parking is convenient, with shared employee parking at the rear and numerous customer spots at the front. The strip mall enjoys foot and vehicle traffic and is home to fantastic neighbouring businesses. Don't miss out on this opportunity! Call your fave realtor to book a showing today and explore the potential this space has for your commercial needs!

Built in 1979



## Essential Information

MLS® #	A2159965
Price	\$234,000
Bathrooms	0.00
Acres	0.00
Year Built	1979
Type	Commercial
Sub-Type	Retail
Status	Active

## Community Information

Address	4, 2121 19 Street
Subdivision	NONE
City	Nanton
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 1R0

## Interior

Interior Features	High Ceilings
Cooling	Central Air

## Additional Information

Date Listed	August 29th, 2024
Days on Market	341
Zoning	C

## Listing Details

Listing Office	Century 21 Foothills Real Estate
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