

# \$3,890,000 - N/A, Nanton

MLS® #A2220875

**\$3,890,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.70 Acres

N/A, Nanton, Alberta

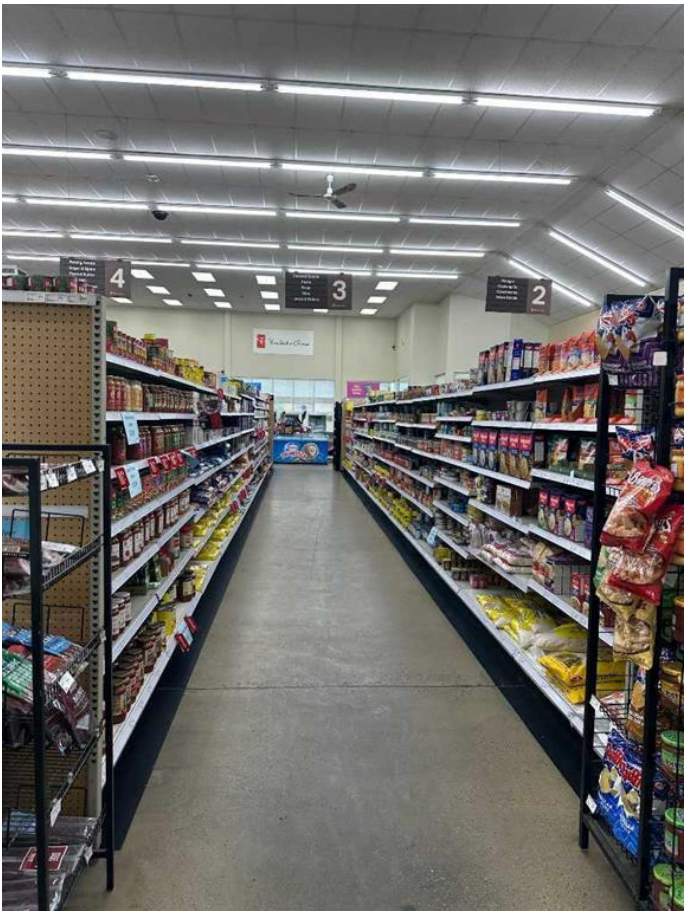
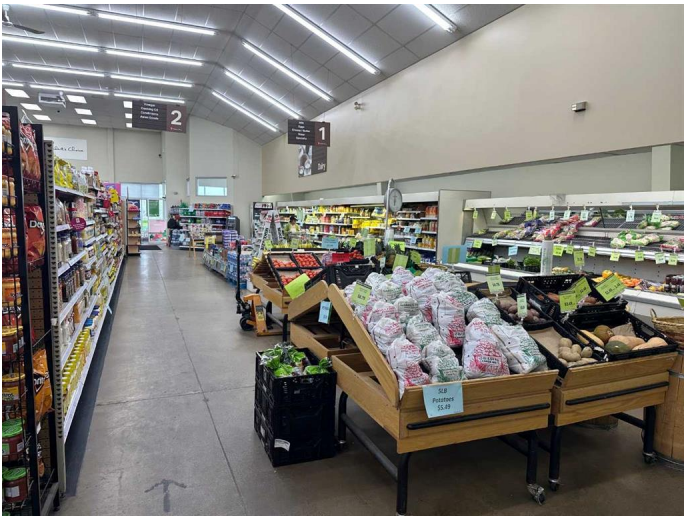
As the subject property Fresh Mart is the largest and only long-established grocery store in this community, this site represents one of the larger business locations within the community. There are two smaller confectionary style stores, and the C-store gas bars noted above, and the Drug Store however 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
-----	-----------------



Built in 1992

## Essential Information

MLS® #	A2220875
Price	\$3,890,000

Bathrooms	0.00
Acres	0.70
Year Built	1992
Type	Commercial
Sub-Type	Retail
Status	Active

### Community Information

Address	N/A
Subdivision	N/A
City	Nanton
County	Willow Creek No. 26, M.D. of
Province	Alberta

### Additional Information

Date Listed	May 15th, 2025
Days on Market	54
Zoning	Highway Service District

### Listing Details

Listing Office	MaxWell Canyon Creek
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.