

# \$389,500 - 2605 21 Avenue, Nanton

MLS® #A2182785

**\$389,500**

0 Bedroom, 0.00 Bathroom,  
Land on 1.43 Acres

NONE, Nanton, Alberta

Prime investment opportunity in the town of Nanton, Alberta. The lot is sold as 1 parcel with

2 titles which shows great availability for investment and owner/user.

C-HWY zoning allowing for a variety of commercial uses. Fully serviced with water, sewer,

natural gas, electricity and telephone. The lot was previously approved for a car wash development, drawings have been made and available for purchase, other businesses include; Gas Station, Storage, Retail, Service and Hospitality.

This busy corner is located off the southbound lane of Highway 2, anchored businesses on the southwest side, such as: Flying J Gas Station, Fast Gas, Tim Horton's and Dairy Queen.

As well, neighbor to Magnum Trailer Sales Ltd.



## Essential Information

MLS® #	A2182785
Price	\$389,500
Bathrooms	0.00
Acres	1.43
Type	Land
Sub-Type	Commercial Land
Status	Active

## Community Information

Address	2605 21 Avenue
Subdivision	NONE
City	Nanton
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 1R0

### **Additional Information**

Date Listed	December 8th, 2024
Days on Market	147
Zoning	C-HWY

### **Listing Details**

Listing Office	RE/MAX Key
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