

# \$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	128
Zoning	C-HWY

### **Listing Details**

Listing Office	RE/MAX Key
----------------	------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.