

# FOR SALE

## PRIME INVESTMENT LAND ON TWO TITLES

2615 & 2608 - 21ST AVE | NANTON, ALBERTA



### THE PROPERTY

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, neighbour to Magnum Trailer Sales Ltd.

GeoTech and Phase 1 are also completed.

**Ria Mavrikos**, Associate  
Commercial Sales & Leasing  
403.875.0886  
mavrikoscre@gmail.com



# FOR SALE | PRIME INVESTMENT LAND ON TWO TITLES



## C-HWY Commercial, Highway District

**PURPOSE:** To accommodate regional commercial services with high visibility and convenient access to designated highways for the benefit of the traveling public.

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building/Structure	Accessory Use
Animal Services (Minor)	Alcohol Production
Automotive (Sales and Service)	Car Wash
Automotive (Service)	Drive-through Business
Care Facility (Child)	Establishment (Adult)
Establishment (Eating and Drinking)	Greenhouse
Establishment (Entertainment)	Moved-in Building
Financial Institution	Recreation (Outdoor)
Gas Station	Recycling Facility
Government Services	Retail (Cannabis)
Hotel/Motel	Shipping Container
Market	Solar Collector (Freestanding)
Office	
Parks and Playgrounds	
Recreation (Culture and Tourism)	
Recreation (Indoor)	
Retail (Small)	
Retail (General)	
Retail (Large)	
Solar Collector (Roof/Wall)	
Truck Stop	
Utilities	



**SALE PRICE**  
\$389,500

**PROPERTY SIZE**  
1.43 Acres

**Ria Mavrikos, Associate**  
Commercial Sales & Leasing  
403.875.0886  
mavrikoscre@gmail.com

**RE/MAX Key**  
1202, 20 Dawson Wharf  
Mount T1X 2Z5  
Chestermere AB  
587.316.2000

*The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the purchaser.*