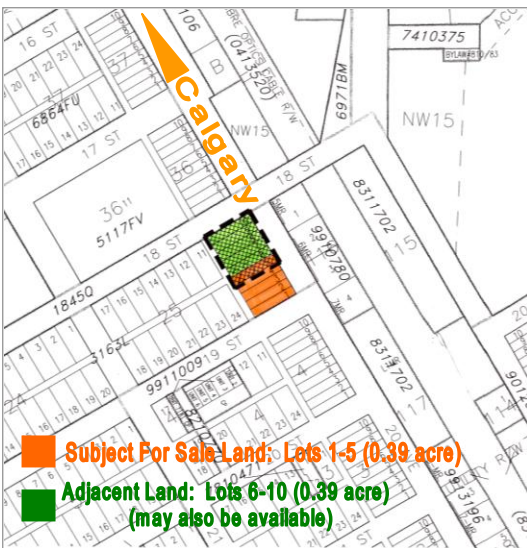


# For Sale

## Commercial Lands

1819, 1815 - 20 Avenue, Nanton, Alberta

- ### Property Highlites
- Prime highway commercial development land in Nanton
  - Nanton is about 40 minutes from south of Calgary and 2 1/2 hours from US border;
  - Nanton boasts a population of 2,055; 5,000 for trading area; and 15,000 for regional trading area linked by Hwy #2 and #533;
  - Site is located on high exposure 20<sup>th</sup> Avenue (the north bound highway #2 to Calgary)
  - The site is located in the heart of the town's commercial district;
  - Superb location with 130' frontage onto 20<sup>th</sup> Avenue, the Hwy #2;
  - Excellent site for commercial developments;
  - **Adjacent land (0.39 acre / lots 6-10) may also be available; that could result in a total of 0.78 acre;**



**Excellent Development Land**

**Great Holding Land**

# NAI Commercial

Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Purchaser shall verify the information herein prior to purchase.

### Contact Information

**Wing Tang**

Direct 403.291.8872

Cell 403.605.1199

wtang@naicalgary.com

NAI Commercial

#211, 4014 Macleod Trail S

Calgary, AB T2G 2R7

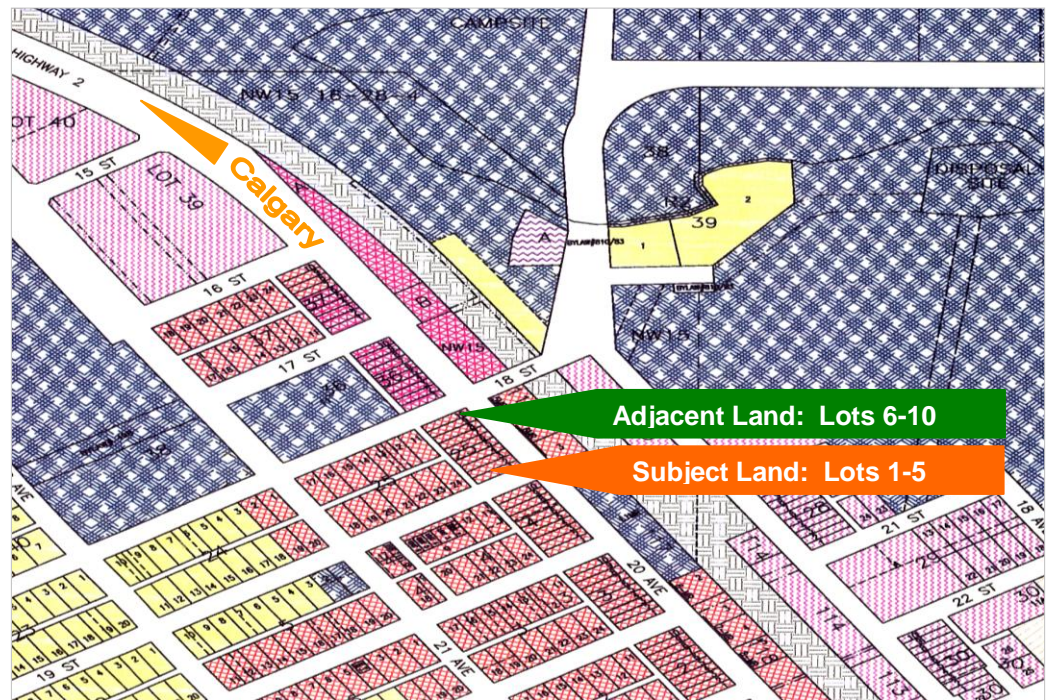
Tel 403.214.2344

Fax 403.214.0244

www.naicommercial.ca

# Commercial Lands

1819, 1815 - 20 Avenue, Nanton, Alberta



## For Sale

Prime Highway Land

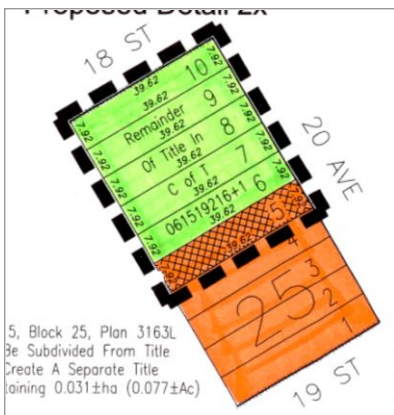
### Subject For Sale Land:

**Civic address:** 1819, 1815 - 20 Avenue, Nanton, AB  
**Legals:** Plan: 3063L Block: 25 Lots: 1 to 5  
**Zoning:** C-1 (Retail / General commercial)  
**Gross site area:** +/- 16,900 sf (0.39 acre)  
**Site dimension:** 130' x 130' (each lot: 26' x 130')  
**Frontage:** 130' onto 20<sup>th</sup> Avenue, the Hwy #2  
**Site improvement:** Vacant land  
**Price:** \$350,000 **\$255,000**

### Adjacent Land:

The adjacent land (1811- 20 Avenue / lots 6-10) may potentially be available for purchase should investor require a larger parcel for developments. The adjacent land offers the same land-use zoning, frontage, site size and site dimension.

***Adjacent Land & Subject Land combined, the entire parcel will yield 33,800 sf (0.78 acre) with 260' frontage onto Highway #2.***



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# Commercial Lands

1819, 1815 - 20 Avenue, Nanton, Alberta

## Zoning: C-1 (Retail / General Commercial)

(brief excerpt from Nanton's land-use bylaw/guidelines)

**PURPOSE:** *To provide an area suited for commercial uses which will both maintain a strong central business district and allow for structural changes and/or additions to existing residences.*

### 1. **PERMITTED USES**

Financial institution  
Medical and dental clinics  
Offices  
Parking lots or structures  
Personal services  
Public and institutional uses  
Public utility buildings  
Rentals/sales equipment  
Repair shops  
Restaurants  
Retail stores  
Signs

### **DISCRETIONARY USES**

Accessory buildings  
Additions to existing residences  
Animal care service, small  
Apartments  
Auto sales and service  
Building supply outlets/lumberyards  
Day care centres  
Funeral homes  
Lounge/beverage rooms  
Mixed use development  
Motels/hotels  
Private recreation uses  
Recycling facilities  
Service stations  
Similar uses  
Wholesale outlets

### 2. **MINIMUM LOT SIZE**

As required by the Development Officer or Municipal Planning Commission.

### 3. **MINIMUM YARD SETBACKS**

As required by the Development Officer or Municipal Planning Commission.

### 4. **MAXIMUM PERCENTAGE OF LOT TO BE OCCUPIED BY ALL BUILDINGS**

Principal building and accessory buildings – 80%.

### 5. **MAXIMUM HEIGHT OF BUILDINGS**

As required by the Development Officer or Municipal Planning Commission.

### 6. **MIXED USE DEVELOPMENT**

- (a) For mixed use developments with more than two residential dwelling units in the same structure, dwelling units must be located on the second storey.
- (b) For a mixed use development with one residential dwelling unit on the same site:
  - (i) the dwelling unit must not be or operate as a store front;
  - (ii) future subdivision of these lots shall not be permitted; and
  - (iii) the development must meet Safety Code requirements;

### 7. **STANDARDS OF DEVELOPMENT** – See Schedule 4.

### 8. **MINIMUM OFF-STREET PARKING SPACE** – See Schedule 9.

### 9. **OFF-STREET LOADING SPACE** – See Schedule 9.