

# FOR LEASE

OFFICE SPACE



**2013 20 AVE  
Nanton, AB**

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**Cheri Long, Associate Broker**  
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Royal LePage® Solutions, Brokerage  
205, 264 Midpark Way SE, Calgary AB  
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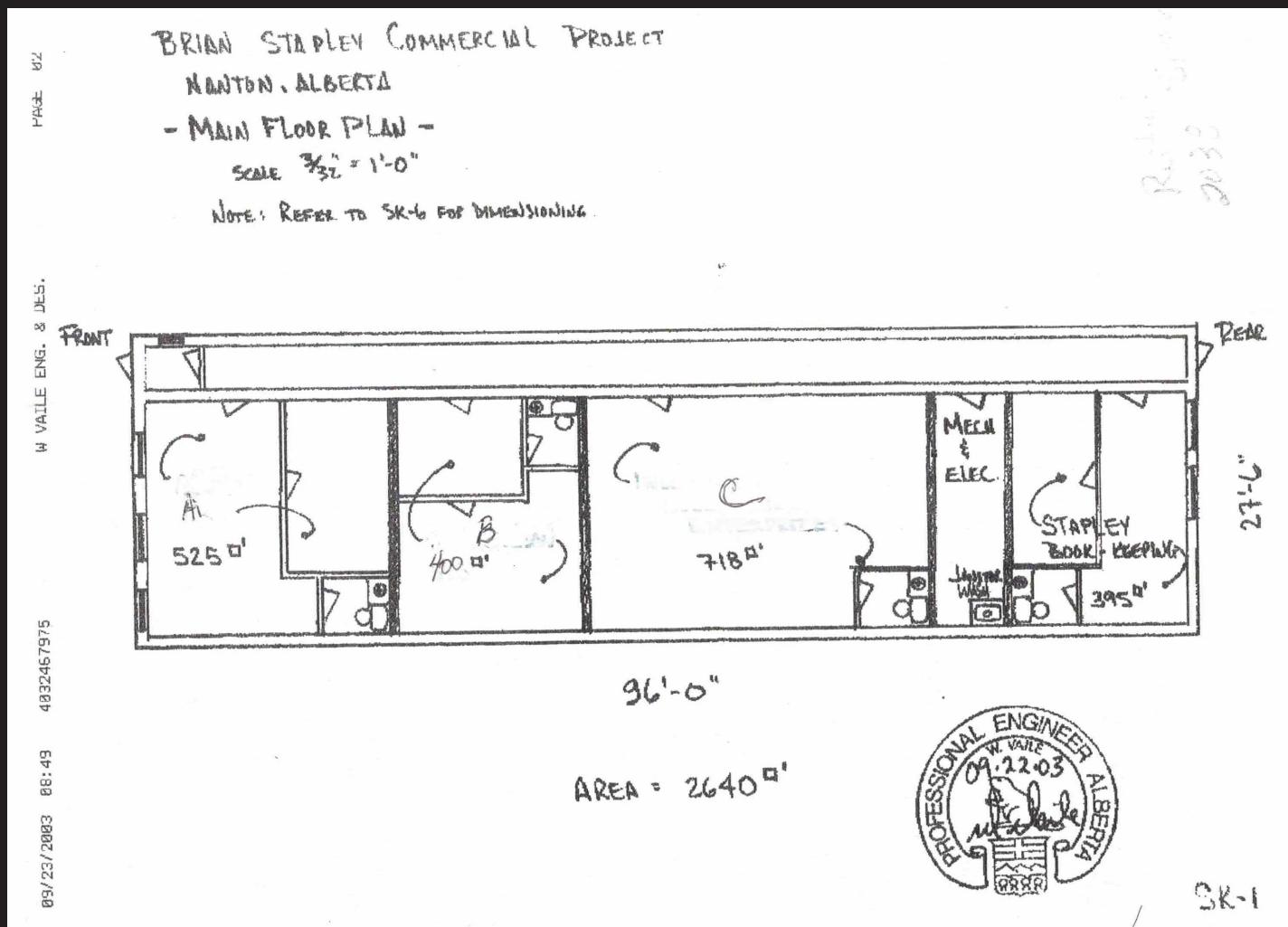
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# PROPERTY OVERVIEW

## \$2,000 GROSS MONTHLY

### Property Features

- Located directly on 20 Ave (Hwy 2 Northbound)
- 1,643 sq. ft. (3 offices, reception area and private bathroom)
- 1 parking stall
- Taxes: \$4,406.00
- Zoning: M-DWT



# PROPERTY PHOTOS



**2013 20 Avenue Nanton, AB T0L1R0**

**Commercial  
Active**

**A2281087**



**PD:** DOM: 4 LP: \$2,000.00  
CDOM: 4 LR: \$2,000.00 Monthly  
OP: \$2,000.00

**Trans Type:** For Lease **Title:**  
**County:** Willow Creek No. 26, M.D. of **City:** Nanton  
**Type:** Office **SQFT:** 2,640  
**Bus Type:** **Year Built:** 2001  
**Building Type:** Free-Standing **Business:** No  
**Subdivision:** NONE **# Floors:**  
**LINC#:** [0019481639](#) **# Buildings:** 1  
**Legal Pln:** 4362I **Blk:** 3 **Lot:** 3,4

**Zoning:** M-DWT **Tax Amt:** \$4,406.00  
**Lot Size:** 3640 SF|338.16 SM **Tax Year:** 2024  
**Exclusions:** No **SRR:** No  
**Reports:** None  
**Restrictions:** None Known  
**Disclosure:**  
**Owner Type:**  
**Possession:** Immediate, Negotiable

Recent Change:01/26/2026 : NEW

**Public Remarks:** Prime Office Space for Lease – High Visibility on Hwy 2, Nanton This versatile 1,643 sq. ft. office suite offers the perfect footprint for a growing professional practice or service business. Located directly on 20 Ave (Hwy 2 Northbound), your business will benefit from constant exposure and easy access. Layout: 3 private offices + a dedicated reception area. Parking: Ample street parking for clients and 1 reserved stall in the rear for staff. Location: Prime Highway 2 frontage in the heart of Nanton. Rate: \$2,000/month (Gross Lease).

**Property Information**

<b>Building Area:</b> 2,640.00	<b>Nearest Town:</b>	<b>Frontage:</b>
<b>Footprint SF:</b>	<b>Foundation:</b> Slab	<b>Live Work:</b> No
<b>Lot Size Dim:</b> 16.08x39.38	<b>Floor Thick:</b>	<b>Lot Depth:</b>
<b>Builder Name:</b>	<b>Roof:</b> Flat Torch Membrane	<b>ASPARP:</b>
<b>Tax Assess Val:</b> \$289,000	<b>Tax Roll #:</b>	
<b>Electric:</b> 100 Amp Service	<b>Cooling:</b>	
<b>Exclusions:</b> N/A		
<b>Heating:</b> In Floor, Natural Gas		
<b>Access To Prop:</b> Accessible to Major Traffic Route, Back Alley Access, Gravel Lane, Major Shopping Nearby, On Major Traffic Route, Paved Road		
<b>Water Supply:</b> Public		
<b>Sewer/Septic:</b> Public Sewer		
<b>Inclusions:</b> N/A		
<b>Fire Protection:</b> Fire Extinguishers		

**Office & Retail Information**

<b>Lease Amount:</b> \$2,000.00	<b>Lease Freq:</b> Monthly	<b>Lease Count:</b>
<b>Lease Rate SM:</b>	<b>Lse Rate SF:</b>	<b>Lse Measure:</b> Fixed
<b>Office SqFt:</b>	<b>Lse Sz SqM</b>	<b>Lease Type:</b> Gross
<b>Complex Nm:</b>	<b>Lse Sub Lease:</b> No	<b>Lease Incent:</b>
<b>Lease Term:</b> Negotiable	<b>Lse Meas Type:</b>	<b>Lse Op Cost SF:</b>

**Parking Information**

<b>Total Parking:</b> 1	<b>Energized:</b>	<b>Common:</b>
<b>Parking:</b> 1		
<b>Complex Nm:</b>	<b>Lse Sub Lease:</b> No	<b>Lease Type:</b> Gross

**Agent & Office Information**

<b>List Agent:</b> <a href="#">Cheri Long</a>  clong@royallepagecommercial.com	<b>Phone:</b> <a href="#">403-860-9419</a>
<b>List Firm:</b> <a href="#">Royal LePage Solutions</a>	<b>Phone:</b> <a href="#">403-252-5900</a>
<b>Firm Address:</b> 205, 264 MIDPARK WAY SE, CALGARY, T2X 1J6	<b>Firm Fax:</b>
<b>Appt:</b> Please call broker do not use showingtime	
<b>Showing Contact:</b> Cheri Long 403-860-9419	<b>List Date:</b> 01/26/2026
<b>Comm:</b> 2.5% of gross lease over the term	<b>Expiry Dt:</b> 08/31/2026
<b>LB Type/Info:</b> None/	<b>With Dt:</b>
<b>Owner Name:</b> Brian & Susan Stapley	
<b>Occupancy:</b> Vacant	<b>Ownership:</b> Private
<b>Member Rmks:</b> Please give ample notice as listing broker must attend all tours	<b>Exclusion:</b> No
	<b>SRR:</b> No

**Printed Date:** 01/30/2026 1:45:47 PM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED.

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