

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
County: Willow Creek No. 26, M.D. of
Type: Office
Bus Type:
Building Type: Free-Standing
Subdivision: NONE
LINC#: [0019481639](#)
Legal Pln: 4362I

Title:
City: Nanton
SQFT: 2,640
Year Built: 2001
Business: No
Floors:
Buildings: 1
Lot: 3,4

Zoning: M-DWT
Lot Size: 3640 SF|338.16 SM
Exclusions: No
Reports: None
Restrictions: None Known
Disclosure:
Owner Type:
Possession: Immediate, Negotiable

Tax Amt: \$4,406.00
Tax Year: 2024
SRR: No
Leg Unit #:

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

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

Office & Retail Information

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

Parking Information

Total Parking: 1	Energized:	Common:
Parking: 1		
Complex Nm:	Lse Sub Lease: No	Lease Type: Gross

Agent & Office Information

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

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

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED.