

## 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



<b>Trans Type:</b>	For Lease	<b>Title:</b>	
<b>County:</b>	Willow Creek No. 26, M.D. of	<b>City:</b>	Nanton
<b>Type:</b>	Office	<b>SQFT:</b>	2,640
<b>Bus Type:</b>		<b>Year Built:</b>	2001
<b>Building Type:</b>	Free-Standing	<b>Business:</b>	No
<b>Subdivision:</b>	NONE	<b># Floors:</b>	
<b>LINC#:</b>	<a href="#">0019481639</a>	<b># Buildings:</b>	1
<b>Legal Pln:</b>	4362I	<b>Blk:</b>	3
		<b>Lot:</b>	3,4
<b>Zoning:</b>	M-DWT	<b>Tax Amt:</b>	\$4,406.00
<b>Lot Size:</b>	3640 SF 338.16 SM	<b>Tax Year:</b>	2024
<b>Exclusions:</b>	No	<b>SRR:</b>	No
<b>Reports:</b>	None		
<b>Restrictions:</b>	None Known	<b>Leg Unit #:</b>	
<b>Disclosure:</b>			
<b>Owner Type:</b>			
<b>Possession:</b>	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>ASPAPR:</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>Ownership:</b> Private
<b>Occupancy:</b> Vacant	<b>Exclusion:</b> No
<b>Member Rmks:</b> Please give ample notice as listing broker must attend all tours	<b>SRR:</b> No

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

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED.