

# \$3,890,000 - N/A, Nanton

MLS® #A2220875

**\$3,890,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.70 Acres

N/A, Nanton, Alberta

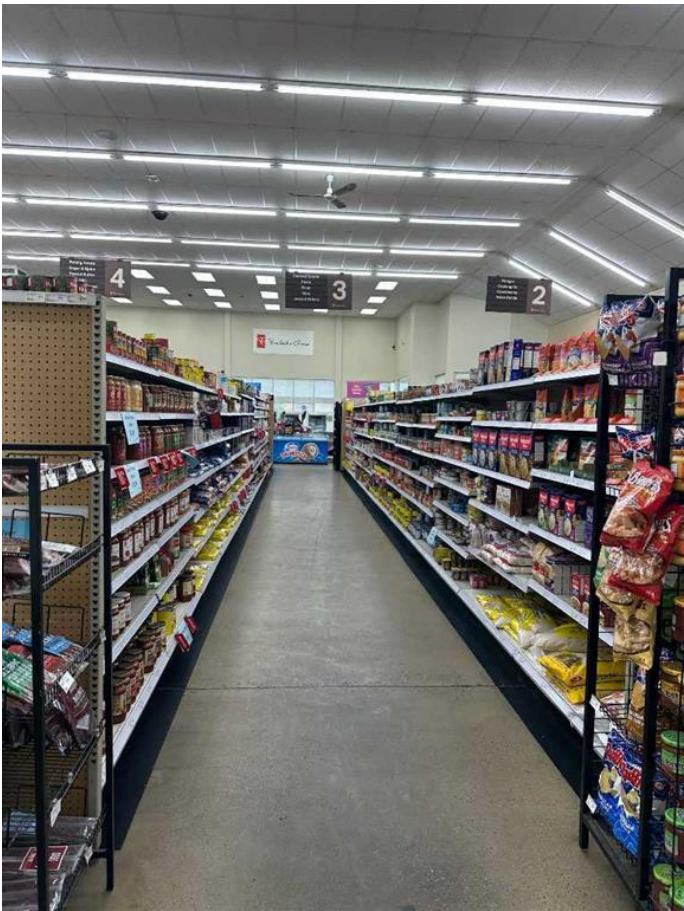
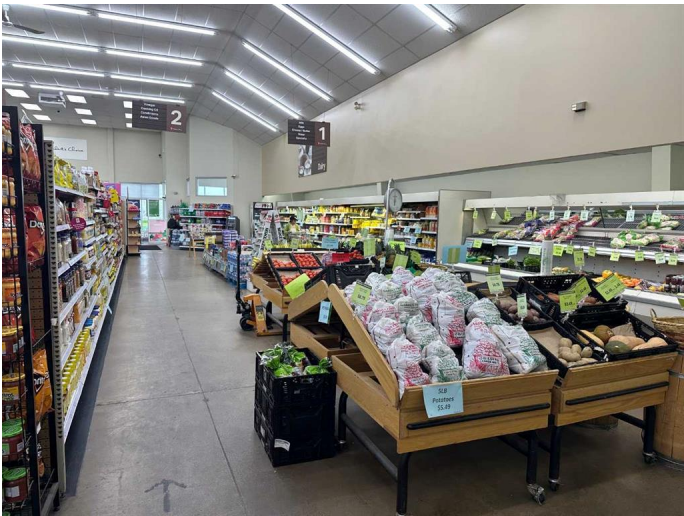
As the subject property Fresh Mart is the largest and only long-established grocery store in this community, this site represents one of the larger business locations within the community. There are two smaller confectionary style stores, and the C-store gas bars noted above, and the Drug Store however there are no major competitors for Fresh Mart.

It is located 1 hour away from Calgary along Hwy #2 and the Traffic flow along Hwy #2 through this community is approximately 12,000 vehicles per day with a greater flow of traffic further north closer to Calgary from Aldersyde into Okotoks ramping up from 22,000 vehicles per day to over 45,000 from Okotoks to Calgary.

The population is 2,446 based on 2024 and the has increased 6.44 % from 2023.

|                    |                    |
|--------------------|--------------------|
| REVENUE            | 2024: \$4,055,622  |
| ,2023: \$4,186,142 | 2022: \$3,998,345, |
| GROSS MARGIN       | 2024: \$1,108,936, |
| 2023: \$1,069,555  | 2022: \$1,164,136  |

|     |                 |
|-----|-----------------|
| NOI | 2024: \$581,202 |
|-----|-----------------|



Built in 1992

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | A2220875    |
| Price  | \$3,890,000 |

|            |            |
|------------|------------|
| Bathrooms  | 0.00       |
| Acres      | 0.70       |
| Year Built | 1992       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | N/A                          |
| Subdivision | N/A                          |
| City        | Nanton                       |
| County      | Willow Creek No. 26, M.D. of |
| Province    | Alberta                      |

### Additional Information

|                |                          |
|----------------|--------------------------|
| Date Listed    | May 15th, 2025           |
| Days on Market | 32                       |
| Zoning         | Highway Service District |

### Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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