\$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.

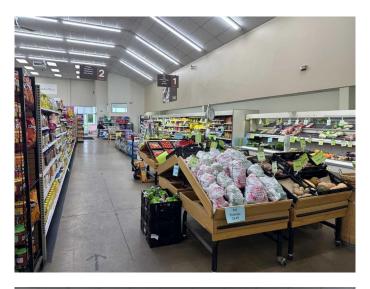
REVENUE 2024: \$4,055,622

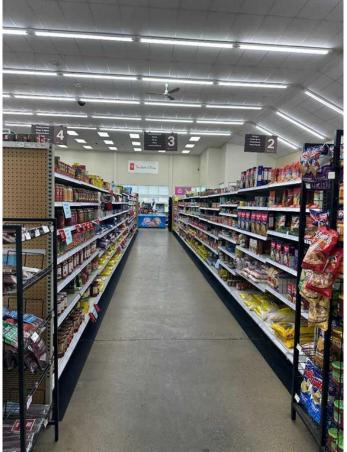
,2023: \$4,186,142 2022: \$3,998,345,

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 30

Zoning Highway Service District

Listing Details

Listing Office MaxWell Canyon Creek

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.