

## SALIENT DATA

<b>Name of Facility</b>	<b>Sentimental Journey (antiques business) Keeley Building (land and business)</b>
<b>Address:</b>	<b>1901 – 20 Avenue, Nanton, AB</b>
<b>Size in sq. ft.</b>	<b>Total site area is 607.02 Sq. M.</b>  <b>Building: Total 8,780 sq. ft. +/-</b> <b>Main floor 3,640 sq. ft. +/-</b> <b>Upper floor 3,640 sq. ft. +/-</b> <b>Partial basement 1,500 sq. ft. +/-</b>
<b><u>Financing:</u></b>	<b>Treat as clear title.</b>
<b>Number of parking stalls:</b>	<b>Parking on-street in front of building and along the side</b>
<b>Customer Demographics:</b>	<b>Highway traffic; locals; visitors from Calgary</b>
<b>General comments:</b>	<b>This is a great opportunity to buy the land, building and business (if desired) located right on the north bound highway in Nanton, AB. The building was built in 1909 and is one of Nanton's most celebrated properties. The building has been renovated top to bottom including electrical, plumbing, solar, landscaping and interior. The building presently houses Sentimental Journey antique business which is one of the most recognized antique stores in western Canada. The business can be purchased OR the land and building can be purchased and the space could be used for any other concept, if you don't wish to buy the business.</b>
<b>ASKING PRICE:</b>	<b>\$799,000 for land and building</b> <b>\$150,000 for business plus inventory and fixtures</b> <b>\$949,000 TOTAL</b>

This document is provided in the strictest of confidence. Please do not speak to any staff or owners directly. Call Gord Hyland at MaxWell South Star Realty (253-5678) for appointments or further information. The information has been supplied by the owner of the business. Gord Hyland and MaxWell South Star Realty take no responsibility for the accuracy of the information provided and advise any potential purchaser to carry out their own research and due diligence to verify the accuracy of the information.