



**GRASSROOTS**  
REALTY GROUP

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2412 20th Street  
Didsbury, Alberta

MLS # A2224725



**\$2,500,000**

**Division:** NONE  
**Type:** Mixed Use  
**Bus. Type:** -  
**Sale/Lease:** For Sale  
**Bldg. Name:** Dairy Queen  
**Bus. Name:** -  
**Size:** 2,800 sq.ft.  
**Zoning:** C2

**Heating:** -  
**Floors:** -  
**Roof:** -  
**Exterior:** -  
**Water:** -  
**Sewer:** -  
**Inclusions:** N/A

**Addl. Cost:** -  
**Based on Year:** -  
**Utilities:** -  
**Parking:** -  
**Lot Size:** -  
**Lot Feat:** -

Welcome to Didsbury, Alberta! Here's an incredible revenue property with existing income and even more growth potential. Currently, this property generates strong revenue from the Dairy Queen on site. Lot B: 33,080 sq. ft. directly across from Dairy Queen, ideal for another fast-food franchise or commercial development. Lot C: 56,332 sq. ft. located behind Dairy Queen, offering excellent potential for attainable housing or additional investment opportunities. With three strategically positioned parcels and a proven revenue stream already in place, this is a rare opportunity to expand in a growing community. See attached blueprint for details.