



GRASSROOTS
REALTY GROUP

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586 Main Avenue W
Sundre, Alberta

MLS # A2330325



\$1,150,000

Division: NONE
Type: Mixed Use
Bus. Type: -
Sale/Lease: For Sale
Bldg. Name: -
Bus. Name: -
Size: 9,666 sq.ft.
Zoning: C2

Heating: In Floor, Natural Gas
Floors: -
Roof: Membrane
Exterior: -
Water: Public
Sewer: Public Sewer
Inclusions: (Only In the Apartment) Fridge, Stove, Dishwasher Washer & Dryer

Addl. Cost: -
Based on Year: -
Utilities: -
Parking: -
Lot Size: 0.11 Acre
Lot Feat: -

Exceptional opportunity to own a highly visible 9,250 Sq.Ft. standalone commercial building located on Main Avenue in the thriving community of Sundre, Alberta. This versatile property offers excellent exposure, ample on-site parking, and endless possibilities for investors, owner-users, or businesses looking to expand. The property features four commercial bays, providing flexibility for multiple tenants or a single business operation, along with a well-appointed 1,400 Sq.Ft. residential living quarters complete with 2 bedrooms and 2 bathrooms—ideal for an owner/operator, on-site manager, or additional rental income. This property has been extensively improved by the current owners, including a new roof, connection to Town water services, parking lot upgrades, new exterior signage, LED exterior lighting, and security stops installed on the bay doors. The residential suite has also been enhanced with new appliances, a refreshed kitchen, and new tile flooring at the rear entrance, providing a move-in-ready living space. Positioned on a high-traffic corridor, this property benefits from outstanding visibility and easy access, making it suitable for a wide variety of commercial uses. The generous front parking area accommodates approximately 15 vehicles, offering convenience for customers, tenants, and staff. Whether you're looking to establish your own business, generate rental income, or add a quality commercial asset to your investment portfolio, this unique mixed-use property delivers exceptional value and flexibility in one of Central Alberta's growing communities. Don't miss this rare opportunity to own a premium commercial property with residential accommodations in the heart of Sundre.