

\$1,149,000 - 586 Main Ave W, Sundre

MLS® #A2240983

\$1,149,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.56 Acres

NONE, Sundre, Alberta

Turn-Key Commercial Investment â€“ 586
Main Ave W, Sundre

This high-visibility, income-generating FULLY RENTED 4-bay commercial property with Storage unit income and residential unit, is ideally situated on Sundreâ€™s busy Main Avenue West, offering maximum exposure to highway commercial traffic and versatile functionality for investors or owner-operators.

Property Highlights:

Four commercial bays, fully leased with strong, stable tenants.

Spacious storage bay, ideal for warehousing or operations use. LEASED

Attached 2-bed, 2-bath residential suite, perfect for staff housing, rental income, or owner-occupancy. LEASED

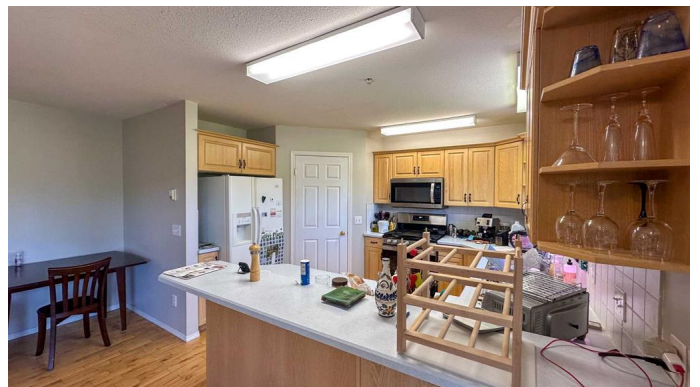
Parking for 15+ vehicles with excellent access for larger vehicles, including trucks and trailers.

Highway Commercial zoning, allowing for a wide variety of permitted uses.

Strong curb appeal with updated signage, refreshed exterior, and clean layout.

Recent Upgrades:

Connected to town water (2021)



Exterior repainted (2023)

New membrane roof installed (2023)

LED signage lighting installed (2024)

Suite Updates:

Fresh paint throughout

New window for added efficiency

New stove, dishwasher, and hood fan

New tile installed by the balcony

This property offers a solid income stream, flexible configuration, and is located in a growing, business-friendly community. Whether you're looking to expand your portfolio or establish a commercial base in Sundre, 586 Main Ave W delivers long-term value and strong upside potential.

Built in 1998

Essential Information

MLS® #	A2240983
Price	\$1,149,000
Bathrooms	0.00
Acres	0.56
Year Built	1998
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	586 Main Ave W
Subdivision	NONE
City	Sundre

County	Mountain View County
Province	Alberta
Postal Code	T0M 1X0

Amenities

Parking Spaces	15
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Interior

Heating	In Floor, Natural Gas
Cooling	None

Exterior

Roof	Metal
Foundation	Slab

Additional Information

Date Listed	July 17th, 2025
Days on Market	3
Zoning	C2

Listing Details

Listing Office	Real Broker
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