

\$1,049,000 - 586 Main Ave W, Sundre

MLS® #A2240983

\$1,049,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.56 Acres

NONE, Sundre, Alberta

Priced Reduced - Turn-Key Commercial
Investment - 586 Main Ave W, Sundre -
CAP 6.47

This high-visibility, income-generating FULLY RENTED 4-bay commercial property with Storage unit income and residential unit, is ideally situated on Sundre'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

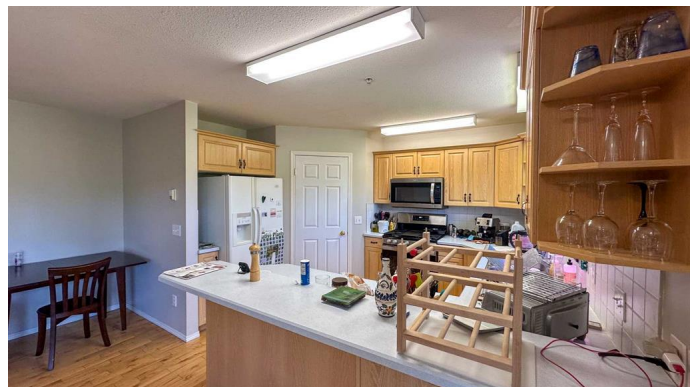
Attached 2-bed, 2-bath residential suite, perfect for staff housing, rental income, or owner-occupancy. LEASED

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	\$1,049,000
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
----------------	----

Interior

Heating	Natural Gas, In Floor
Cooling	None

Exterior

Roof	Metal
Foundation	Slab

Additional Information

Date Listed	July 17th, 2025
Days on Market	104
Zoning	C2

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.