

# \$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

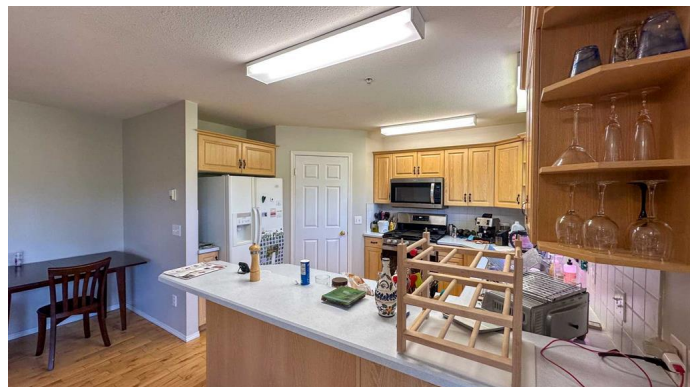
Attached 2-bed, 2-bath residential suite, perfect for staff housing, rental income, or owner-occupancy. LEASED

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
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**Interior**

Heating	Natural Gas, In Floor
Cooling	None

**Exterior**

Roof	Metal
Foundation	Slab

**Additional Information**

Date Listed	July 17th, 2025
Days on Market	60
Zoning	C2

**Listing Details**

Listing Office	Real Broker
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