

# \$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

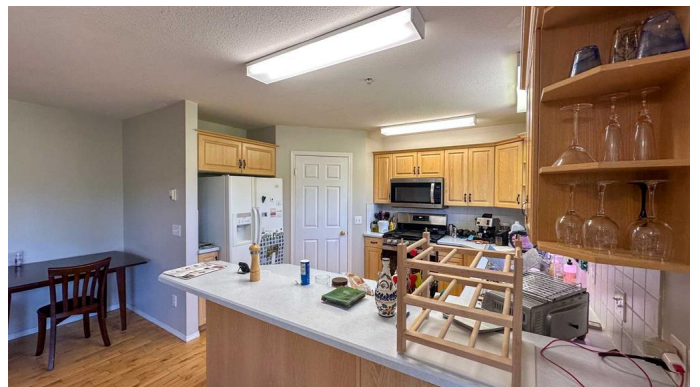
Parking for 15+ vehicles with excellent access for larger vehicles, including trucks and trailers.

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 |
|----------------|----|

**Interior**

|         |                       |
|---------|-----------------------|
| Heating | In Floor, Natural Gas |
| Cooling | None                  |

**Exterior**

|            |       |
|------------|-------|
| Roof       | Metal |
| Foundation | Slab  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 43              |
| Zoning         | C2              |

**Listing Details**

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

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