



**GRASSROOTS**  
REALTY GROUP

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**586 Main Ave W  
Sundre, Alberta**

**MLS # A2240983**



**\$1,049,000**

**Division:** NONE  
**Type:** Mixed Use  
**Bus. Type:** -  
**Sale/Lease:** For Sale  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 9,250 sq.ft.  
**Zoning:** C2

**Heating:** In Floor, Natural Gas

**Floors:** -

**Roof:** Metal

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** Rental Unit Appliances

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.56 Acre

**Lot Feat:** -

Priced Reduced - Turn-Key Commercial Investment &ndash; 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.