



GRASSROOTS
REALTY GROUP

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**556 Main Avenue W
Sundre, Alberta**

MLS # A2242354



\$2,799,900

Division: NONE
Type: Retail
Bus. Type: Restaurant
Sale/Lease: For Sale
Bldg. Name: -
Bus. Name: -
Size: 2,520 sq.ft.
Zoning: C1

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-

Inclusions: All Leaseholds Including Roof Top A/C Unit & All Light Fixtures

Exceptional Investment Opportunity & Turnkey Dairy Queen®; Property in the Heart of Sundre! Offered For Sale: Land & Building & Thriving Franchise Location. Seize this rare opportunity to own the real estate & newly constructed building of one of Canada's most beloved franchises & Dairy Queen®; & in Sundre, Alberta. Built in 2024, this profitable, high-visibility location is ideally situated on the town's bustling main thoroughfare, ensuring steady traffic & constant exposure. This fully leased property comes with a long-term, stable tenant, a reputable Dairy Queen®; franchise operator, generating a strong & reliable income stream. The site includes: Over 1,100 sq ft of public dining space, including a welcoming reception area. Spacious, well-equipped commercial kitchen with defined prep zones & drive-thru window. West-facing patio. The perfect spot for guests to soak up the sun with their favorite DQ treat. Ample staff & customer parking on-site. Side door access for efficient inventory deliveries. Beautiful landscaping & curb appeal. Whether you're a seasoned commercial investor or expanding your portfolio, this turnkey property checks all the boxes: prime location, established long-term tenant, strong brand recognition, & a layout designed for efficiency & growth. The site offers additional possibilities for increased prosperity in one of Alberta's most scenic & vibrant communities. Relax, collect returns, & maybe even grab a Blizzard on your way out & this is a sweet investment opportunity!