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2412 20TH STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Didsbury, Alberta



Listing ID:
30793

MLS ID:
A2224725

\$2,500,000



 **OLIVER STRICKLAND**
 (403) 563-0257

 Century 21 Foothills South Real Estate
 403-635-2131

 2412 20th Street , Didsbury , Alberta T0M0A2

Transaction Type For Sale	Title Fee Simple	Days On Market 333
Zoning C2	Subdivision NONE	Building Type See Remarks
Year Built 2021	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 0510218	Building Area (Sq. Ft.) 2800.00
Building Area (Sq. M.) 260.13	Access to Property Accessible to Major Traffic Route,Direct Access,Two-Way Access	Inclusions N/A
Restrictions None Known	Reports Building Plans,Contracts,Environmental Phase 1,Land Survey,Site Plans	

Welcome to Didsbury, Alberta! Here's an incredible revenue property with existing income and even more growth potential. Currently, this property generates strong revenue from the Dairy Queen on site. Lot B: 33,080 sq. ft. directly across from Dairy Queen, ideal for another fast-food franchise or commercial development. Lot C: 56,332 sq. ft. located behind Dairy Queen, offering excellent potential for attainable housing or additional investment opportunities. With three strategically positioned parcels and a proven revenue stream already in place, this is a rare opportunity to expand in a growing community. See attached blueprint for details.

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