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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

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 227
<b>Zoning</b> C2	<b>Subdivision</b> NONE	<b>Building Type</b> See Remarks
<b>Year Built</b> 2021	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 0510218	<b>Building Area (Sq. Ft.)</b> 2800.00
<b>Building Area (Sq. M.)</b> 260.13	<b>Access to Property</b> Accessible to Major Traffic Route,Direct Access,Two-Way Access	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> 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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