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2412 20TH STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale

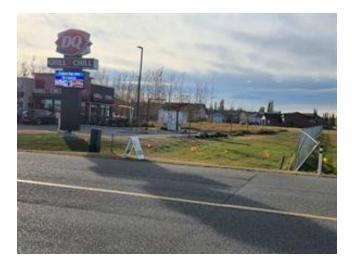


LocationDidsbury, Alberta

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

Days On Market

164

Zoning

C2

Subdivision

Fee Simple

NONE

Building Type See Remarks

Year Built

2021

Structure Type
Mixed Use

Property Type

Property Sub Type

Mixed Use

Commercial

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

Reports

Restrictions
None Known

 ${\bf Building\ Plans, Contracts, Environmental}$

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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