

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.