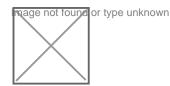


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

RESTAURANT FOR SALE

Businesses and Franchises for Sale > Business for Sale



LocationListing ID:MLS ID:Sundre, Alberta31503A2242354

\$2,799,900



△ MELANIE ASPLUND

- **(403)** 559-9189
- □ CIR Realty
- **403-358-3883**
- 556 Main Avenue W, Sundre , Alberta T0M 1X0

Transaction Type

For Sale

Title

Fee Simple

Days On Market

145

Business Type

Restaurant

Zoning C1

NONE

Building Type

Retail

Year Built

2024

Structure Type

Subdivision

Retail

Property Type

Commercial

Property Sub Type

Retail

Legal Plan 8010730

Building Area (Sq. Ft.)

2519.63

Building Area (Sq. M.)

234.08

Inclusions

All Leaseholds Including Roof Top A/C

Unit & All Light Fixtures

Restrictions

None Known

Reports
Aerial Photos, Appraisal, Floor

Plans, RPR, Title

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!

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