

# \$1,149,000 - 586 Main Ave W, Sundre

MLS® #A2240983

**\$1,149,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.56 Acres

NONE, Sundre, Alberta

Turn-Key Commercial Investment â€“ 586  
Main Ave W, Sundre

This high-visibility, income-generating FULLY RENTED 4-bay commercial property with Storage unit income and residential unit, is ideally situated on Sundreâ€™s busy Main Avenue West, offering maximum exposure to highway commercial traffic and versatile functionality for investors or owner-operators.

Property Highlights:

Four commercial bays, fully leased with strong, stable tenants.

Spacious storage bay, ideal for warehousing or operations use. LEASED

Attached 2-bed, 2-bath residential suite, perfect for staff housing, rental income, or owner-occupancy. LEASED

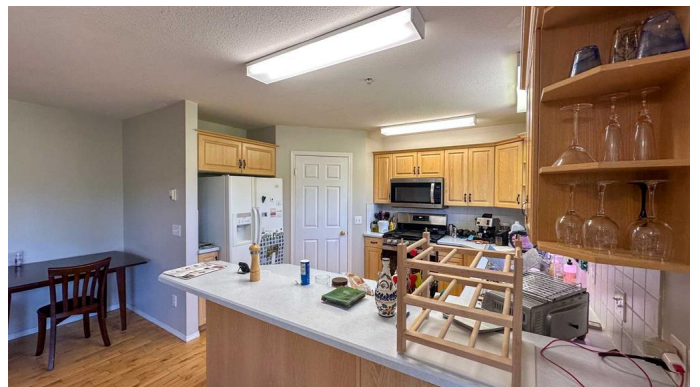
Parking for 15+ vehicles with excellent access for larger vehicles, including trucks and trailers.

Highway Commercial zoning, allowing for a wide variety of permitted uses.

Strong curb appeal with updated signage, refreshed exterior, and clean layout.

Recent Upgrades:

Connected to town water (2021)



Exterior repainted (2023)

New membrane roof installed (2023)

LED signage lighting installed (2024)

Suite Updates:

Fresh paint throughout

New window for added efficiency

New stove, dishwasher, and hood fan

New tile installed by the balcony

This property offers a solid income stream, flexible configuration, and is located in a growing, business-friendly community. Whether you're looking to expand your portfolio or establish a commercial base in Sundre, 586 Main Ave W delivers long-term value and strong upside potential.

Built in 1998

**Essential Information**

|            |             |
|------------|-------------|
| MLS® #     | A2240983    |
| Price      | \$1,149,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.56        |
| Year Built | 1998        |
| Type       | Commercial  |
| Sub-Type   | Mixed Use   |
| Status     | Active      |

**Community Information**

|             |                |
|-------------|----------------|
| Address     | 586 Main Ave W |
| Subdivision | NONE           |
| City        | Sundre         |

|             |                      |
|-------------|----------------------|
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T0M 1X0              |

**Amenities**

|                |    |
|----------------|----|
| Parking Spaces | 15 |
|----------------|----|

**Interior**

|         |                       |
|---------|-----------------------|
| Heating | In Floor, Natural Gas |
| Cooling | None                  |

**Exterior**

|            |       |
|------------|-------|
| Roof       | Metal |
| Foundation | Slab  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 39              |
| Zoning         | C2              |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.