

# \$409,000 - 708 & 712 Main Ave W, Sundre

MLS® #A2195692

**\$409,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.61 Acres

NONE, Sundre, Alberta

For Sale: Prime Commercial Property on Highway 27 in Sundre, Buy the building, E-bike Store business with opportunity to expand and diversify, two rental incomes and a separately title lot.

Take advantage of this exceptional opportunity to own a high-visibility commercial property in the thriving heart of Sundre! Located on the busy Highway 27 in a rapidly developing commercial area, this property sees over 22,000 vehicles passing by daily, making it a perfect investment for an established business or a new venture. You can operate your business in Bay 1 while earning rental income from the two additional bays, or easily reconfigure the space into four separate bays.

## Property Highlights:

Approx. 2,283 sq. ft. of versatile commercial space, zoned for Highway Commercial use. Recently renovated in 2011, with updates including dormers, roof supports, dividing walls, upgraded entrances, columns, and stonework.

Three bays, two of which are currently leased to established tenants, generating immediate rental income.

The largest bay, currently an E-bike store but could be an amazing camping / outdoor outfitting store, the owner would also be willing to sell E-bike & Parts inventory and website separately.



Two separate lots: the building and a large adjoining fenced lot (fully graveled and fenced), offering expansion potential, parking, or new development opportunities.

Security system in place.

Great expansion potential, with both lots totaling 0.61 acres.

Ample parking space for up to 10 vehicles.

Equipped with a septic holding tank and well.

Excellent exposure in a high-traffic area with easy access.

For even more development opportunities, an additional adjacent lot (0.42 acres, MLS number A2160129) is also available for purchase separately.

This is a rare chance to secure a prime commercial location in a growing commercial corridor. Don't miss out – contact us today for more information or to schedule a showing. Additional details, including RPR, permits, titles, C2 Uses, floor plan, and virtual tour, are available upon request.

Built in 1976

### Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2195692   |
| Price      | \$409,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.61       |
| Year Built | 1976       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 708 & 712 Main Ave W |
| Subdivision | NONE                 |
| City        | Sundre               |
| County      | Mountain View County |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T0M1X0  |

**Interior**

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
|---------|-------------------------|

**Exterior**

|              |                      |
|--------------|----------------------|
| Roof         | Asphalt Shingle      |
| Construction | Concrete, Wood Frame |
| Foundation   | Poured Concrete      |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 19th, 2025 |
| Days on Market | 70                  |
| Zoning         | C2                  |

**Listing Details**

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

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