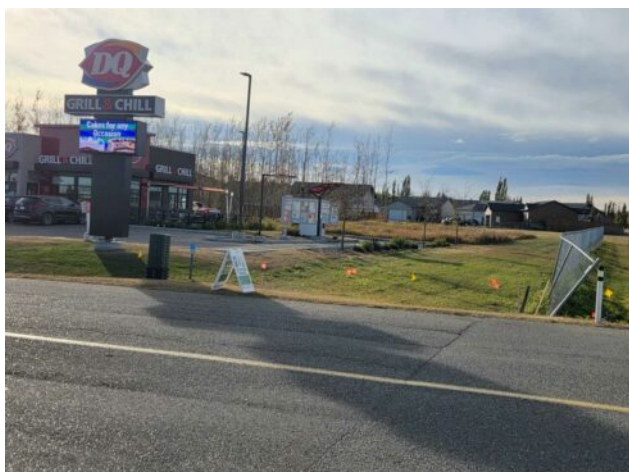


2412 20th Street  
Didsbury, Alberta

MLS # A2224725



## \$2,500,000

Division: NONE

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: Dairy Queen

Bus. Name: -

Size: 2,800 sq.ft.

Zoning: C2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

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.