

**556 Main Avenue W  
Sundre, Alberta**

**MLS # A2242354**

**\$2,799,900**



**Division:** NONE

**Type:** Retail

**Bus. Type:** Restaurant

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,520 sq.ft.

**Zoning:** C1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** All Leaseholds Including Roof Top A/C Unit & All Light Fixtures

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!