

1808 20 Street  
Didsbury, Alberta

MLS # A2274001

**\$385,000**



Division: NONE

Type: Business

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,976 sq.ft.

Zoning: C-1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.08 Acre

Sewer: -

Lot Feat: -

Inclusions: ONLY PROPERTY IS FOR SALE NOT THE BUISNESS.

Welcome to 1808 20 Street, Didsbury &mdash; a stand-alone commercial building offering a strong, turn-key investment opportunity on one of the busiest streets in town. This 3,380 sq ft lot provides excellent visibility and consistent traffic flow, making it ideal for long-term value growth. The property is currently rented to a well-established pizza restaurant, a reliable long-term tenant generating steady monthly income with minimal landlord responsibilities. Flexible C-1 zoning allows for a variety of commercial uses, supporting retail, food service, or service-based businesses. A rare chance to secure a well-located, income-producing commercial asset in the heart of Didsbury.