

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 BUSINESS.

Welcome to 1808 20 Street, Didsbury — 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.