

**PRICE  
REDUCED**



**EDMONTON**  
2H 30M DRIVE (252 KM)

**FOR SALE**

Highway Commercial  
Development Site

MAIN AVE E



**SUBJECT SITE**

6<sup>th</sup> ST SE



**CALGARY**  
1H 20M DRIVE (115 KM)



**701, 703, 705, 707, 709 & 821 Main Avenue East**  
Sundre, AB

1075 W Georgia St, Suite 1300, Vancouver, BC V6E 3C9 | +1 604 683 7535 | [naicommercial.ca](http://naicommercial.ca)

**NAI**Commercial

**Danny Su**

Associate, Investments  
604 691 6678  
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## Salient Details

### Civic Address

701, 703, 705, 707, 709 &  
821 Main Ave E, Sundre AB

### LINC

0016 763 997; 0016 764 003;  
0016 764 011; 0016 764 029;  
0021 445 193; 0021 434 071

### Zoning

Highway Commercial District  
(C-2)

### Total Site Size

Approx. 2.08 Acres

### Dimensions

Approx. 150 Ft x 550 Ft

### Gross Taxes

\$9,613.35 (estimated total)

### New Price

\$750,000

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# 701, 703, 705, 707, 709 & 821 Main Avenue East Sundre, AB

## Opportunity

NAI Commercial is pleased to present an opportunity to acquire a prime corner commercial development site located at 701 – 821 Main Ave E (the “Properties”). Spanning approximately 2.08 acres, the Properties boast an impressive 550 ft of highway frontage, guaranteeing maximum visibility. This opportunity is perfect for a single tenant drive-thru, retail strip or even a much-needed grocery store for the town.

## Zoning

The site is zoned Highway Commercial District (C-2) to provide an area for commercial uses that are compatible with the region, situated adjacent to a major thoroughfare. This zoning requires ample open spaces for parking by clientele, displaying merchandise, or both, creating an attractive primarily accessible to vehicles.

## Location

Sundre is a charming town located approximately 121 km northwest of Calgary, Alberta. Nestled amidst the picturesque Rocky Mountains, this community offers a blend of natural beauty and small-town charm. The town is known for its recreational opportunities, including hiking, fishing, and camping, making it a popular destination for outdoor enthusiasts. Visitors and residents alike can enjoy exploring the nearby Red Deer River, exploring local parks, and taking part in various outdoor activities. The town’s friendly atmosphere and welcoming community make it an inviting place to visit or call home.

## Investment Highlights

500'+

Over 500 Feet of  
Highway 27 Frontage  
and Exposure



Corner Location



2021 Average Annual  
Daytime Traffic Total:  
19,820 (Hwy 27 & Hwy  
760) One block west of  
the properties



Development Friendly  
Town

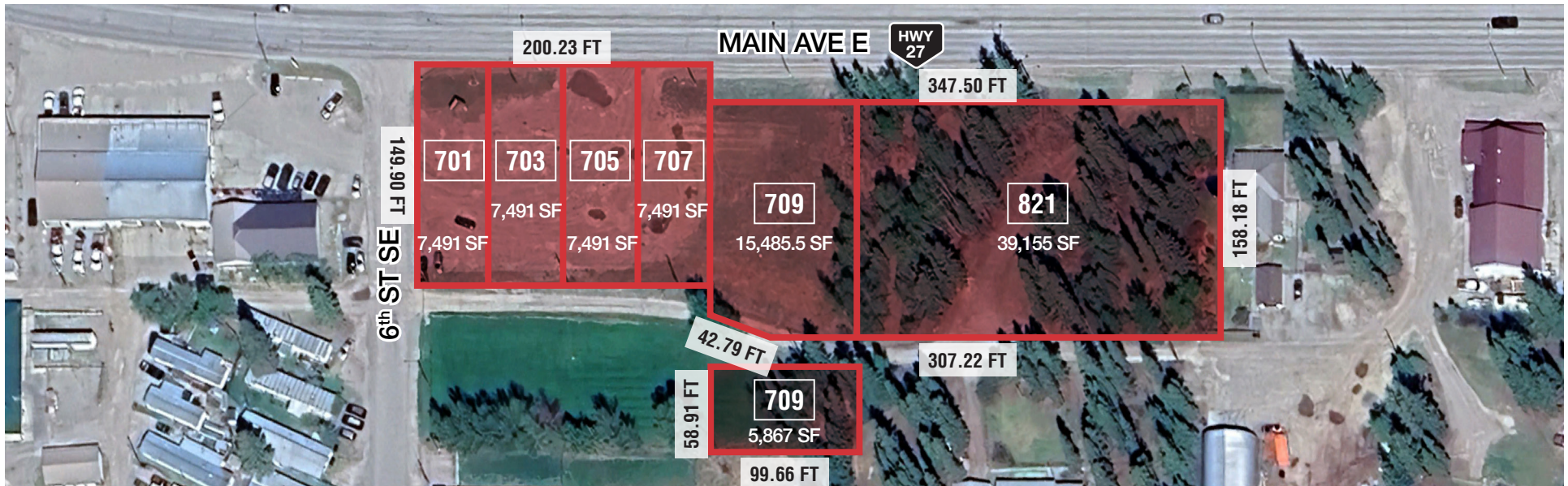


Diverse Development  
Potential



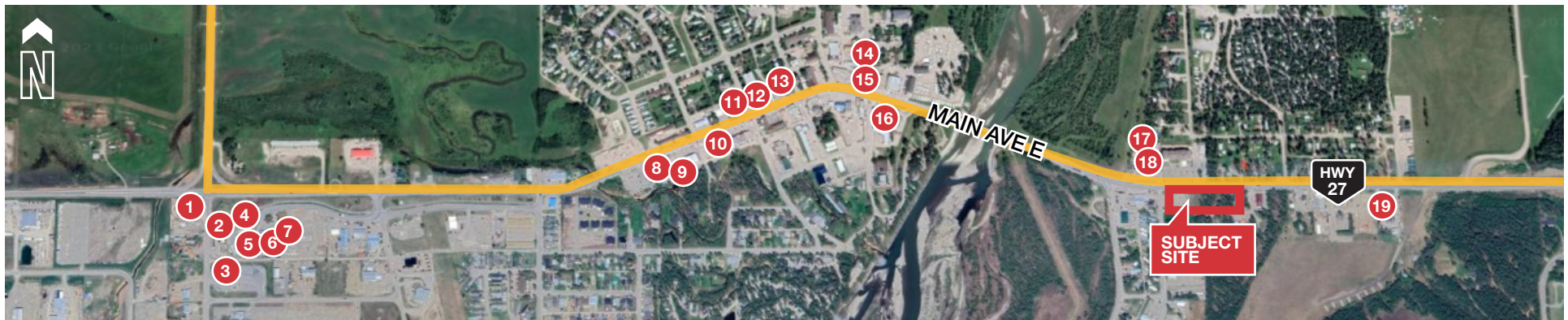
Year Round  
Recreational Activities

## Lot Sizes & Dimensions



\*Purchaser to verify exact measurements

## Town Amenities



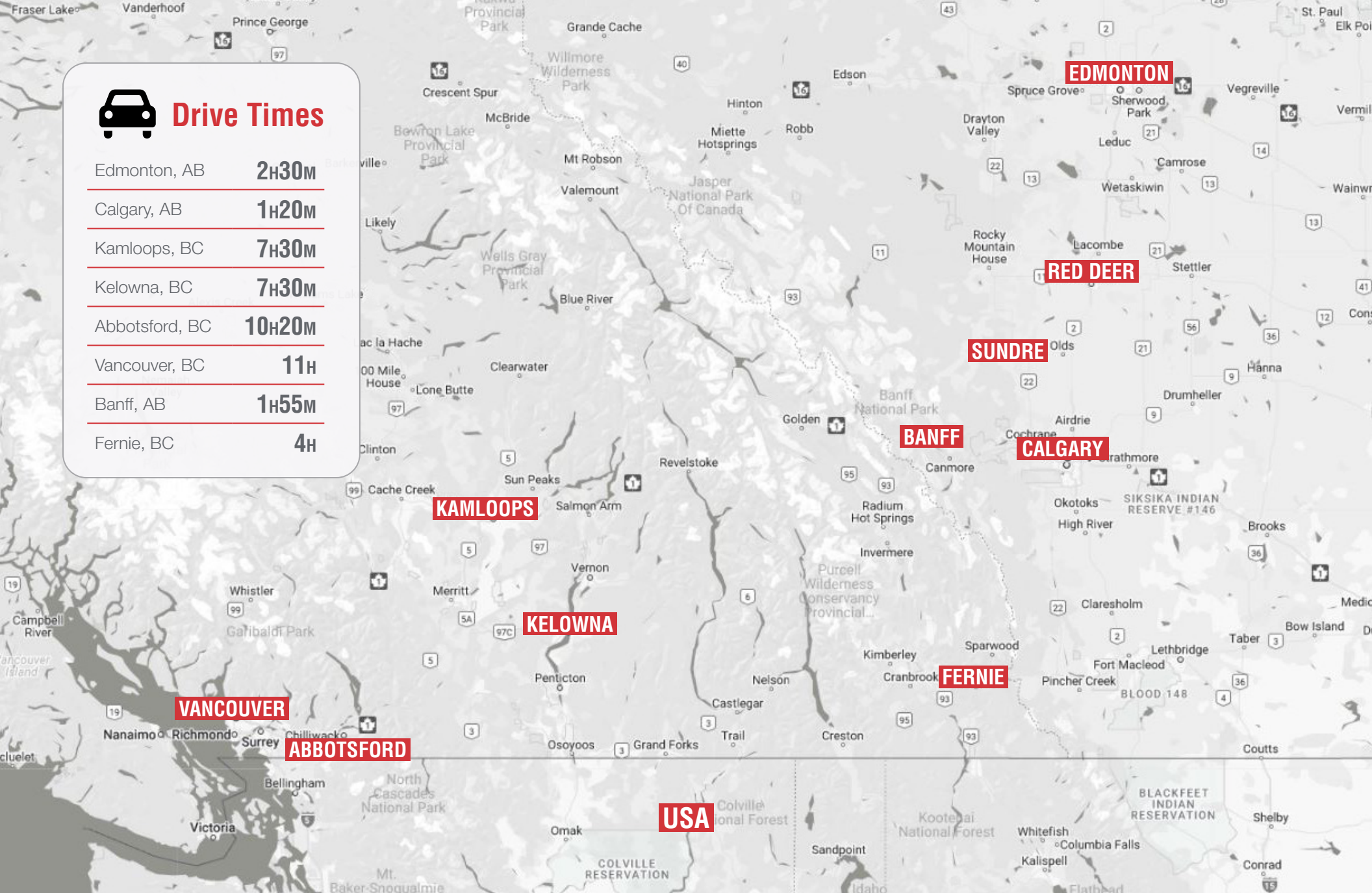
- |                                 |  |                                   |
|---------------------------------|--|-----------------------------------|
| 1. Petro-Canada Cardlock        | 8. Freson Bros / Pharmasave / Ace Hardware | 14. Connect First Credit Union    |
| 2. Tim Hortons                  | 9. Westland Insurance                      | 15. Red Apple                     |
| 3. Co-Op cardlock               | 10. Pet Valu / Canada Post / BMO           | 16. Cowboy Trail Liquor Store Ltd |
| 4. Esso                         | 11. Sundre Car Wash                        | 17. Visitor Info Centre           |
| 5. McDonald's                   | 12. Subway                                 | 18. Shell / A&W                   |
| 6. Integra Tire and auto Centre | 13. ATB Financial                          | 19. Fountain Tire                 |
| 7. GTI Gas & Snacks             |  |                                   |





## Drive Times

Edmonton, AB	2H30M
Calgary, AB	1H20M
Kamloops, BC	7H30M
Kelowna, BC	7H30M
Abbotsford, BC	10H20M
Vancouver, BC	11H
Banff, AB	1H55M
Fernie, BC	4H



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