

\$259,900 - 601 Main Avenue E, Sundre

MLS® #A2103784

\$259,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.34 Acres

NONE, Sundre, Alberta

VROOM! VROOM! BEEP! BEEP! Don't Let This Spectacular Opportunity Speed By You! Do you Eat, Breathe & Sleep Vehicles? Always dreamed of owning your own Auto Dealership? Want to test drive a different car every day? YOU COULDN'T ASK FOR A BETTER LOCATION than this one right here! Right on the corner of Highway 27 (main drag through the Town of Sundre) and Highway 760 (Bergen Road) makes this property highly visible & accessible. There was a traffic study done on this stretch of Highway 27 (not including the traffic on Highway 760 - West side of property). On average throughout the year, there are 13,000 VEHICLES that PASS BY this business EVERY DAY! That is a ton of traffic, and you could be selling the vehicles to those commuters! You COULD start your own Dealership from scratch, BUT WHY go through the years of hard work to do that when the current owners have already done all of that for you?! This can be TURN-KEY if you purchase this VERY WELL-ESTABLISHED Auto Dealership Business known as "West Country Motors" (business purchased separately from the land & building). Just walk through the door and start selling! Their customer base is far reaching, including the NWT, Saskatchewan, BC and of course all of Alberta, just to name a few. Very high volume of daily traffic drives right by this property. The Sales Office has some nice upgrades recently done such as LED lights, electrical upgrade with a plug for an EV (electrical vehicle)



battery (battery sold separately). All of the bright yard lights & Signs are also LED and keeps your inventory well lit & easily visible at night. There are 8 security cameras throughout the property (in & out), making it easy to keep an eye on things from the app on your phone when you are away for the evening. All of this is situated on 0.34 Acres with room for at least 30 vehicles!

Built in 2000

Essential Information

MLS® #	A2103784
Price	\$259,900
Sold Price	\$240,000
Bathrooms	0.00
Acres	0.34
Year Built	2000
Type	Commercial
Sub-Type	Retail
Status	Sold

Community Information

Address	601 Main Avenue E
Subdivision	NONE
City	Sundre
County	Mountain View County
Province	Alberta
Postal Code	T0M 1X0

Amenities

Parking Spaces	30
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Interior

Heating	Baseboard
Cooling	Partial

Exterior

Lot Description	Back Lane, City Lot, Corner Lot, Yard Lights, Paved
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Roof	Metal
Construction	Vinyl Siding

Additional Information

Date Listed	January 26th, 2024
Date Sold	April 11th, 2024
Days on Market	76
Zoning	C-2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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