

# \$1,799,000 - 4602 50 Street, Stettler

MLS® #A2124925

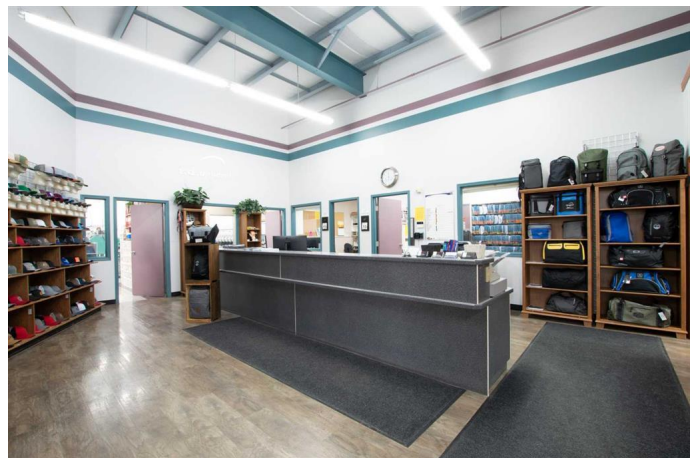
**\$1,799,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown West, Stettler, Alberta

Ready to expand your business or add to your investment assets? This is an attractive commercial property situated in a prime location on main street/Highway 12 in Stettler and gets plenty of high traffic exposure. With 10,868 sq ft of space, this building offers you a variety of options for retail, professional services, or a warehouse space. This thoughtfully designed building was constructed so that it could be easily divided into 3 separate businesses, each with their own heating/AC, washroom facilities, windows, and exterior doors. The building itself is spotless and has been incredibly well-maintained. There is a large, centrally located lunchroom, high ceilings, and bright overhead lighting. At the back of the building, there are two loading docks with overhead doors. This lot has parking right in front of the building and is easily accessed from Highway 12 or from the street on the south side. The vendor would like to lease the property on a term lease at \$16.00 / sq/ft NNN. This location is anchored by two grocery stores, a gas station, the community hall, agriplex, curling rink, and excellent main street shopping is just down block. Stettler's central location is a viable choice for companies looking to expand or start up new business opportunities and offers excellent highway connections. Stettler has a population of approx. 6000 residents and the County of Stettler has an additional 5300 people.

Built in 1996



## Essential Information

MLS® #	A2124925
Price	\$1,799,000
Bathrooms	0.00
Acres	0.00
Year Built	1996
Type	Commercial
Sub-Type	Retail
Status	Active

## Community Information

Address	4602 50 Street
Subdivision	Downtown West
City	Stettler
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 2L0

## Additional Information

Date Listed	April 22nd, 2024
Days on Market	325
Zoning	C1

## Listing Details

Listing Office	RE/MAX 1st Choice Realty
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.