

# \$11 - 4818 A 62 Street, Stettler

MLS® #A2162383

**\$11**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Westgate, Stettler, Alberta

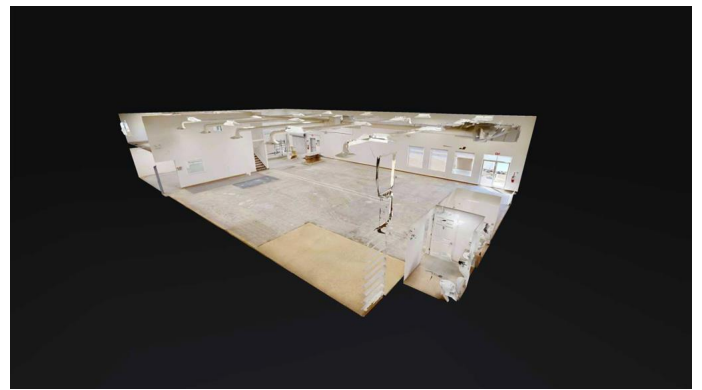
This is an incredible opportunity to lease commercial space in a prime location, ideal for a retail business, restaurant, showroom, or an office. Right on Highway 12, the building has excellent traffic exposure with well over 14,000 VPD.

Located on the west end of Stettler, the building is 5556 sq ft with a wide open area and high 16' ceilings, giving you the freedom to design for your specific needs. The space has full glass double doors, big windows, 2 bright, fully tiled bathrooms, A/C, and an overhead door. The upstairs has a lunch room and a large office area that can accommodate at least 2 desks.

The exterior of this well-constructed building is done in stucco and stone. The lot has quick and convenient ground-level access and paved parking in front of the building. Your close neighbors include Stettler Dental, Co-op Gas Bar, Automotive Buy & Sell, Walmart, and Canadian Tire. 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 2014

## Essential Information



MLS® #	A2162383
Price	\$11
Bathrooms	0.00
Acres	0.00
Year Built	2014
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### **Community Information**

Address	4818 A 62 Street
Subdivision	Westgate
City	Stettler
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 2L0

### **Additional Information**

Date Listed	September 3rd, 2024
Days on Market	208

### **Listing Details**

Listing Office	RE/MAX 1st Choice Realty
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