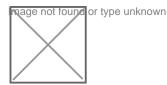


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **4703 42 STREET FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location** Stettler, Alberta Listing ID:

27734

MLS ID: A2097073

\$849,000



**△** TERRY CHESLA

**(403)** 742-7626

RE/MAX 1st Choice Realty

**403-742-6747** 

4703 42 Street , Stettler , Alberta T0C 2L0

**Transaction Type** 

For Sale

Subdivision

East Industrial Park

Property Type Commercial

**Building Area (Sq. Ft.)** 

5500.00

Lot Size (Acres)

1.00

**Reports** None **Days On Market** 

570

Year Built

1976

**Property Sub Type** 

**Business** 

Building Area (Sq. M.)

510.96

Inclusions

See schedule (a) in supplements

Zoning

1

Structure Type

Industrial

Legal Plan

7621217

Lot Size (Sq. Ft.)

43560

Restrictions

None Known

This is an incredible opportunity to own a successful meat processing business that services the wholesale and retail market. This established business is provincially inspected and licensed for processing beef, pork, bison, lamb, poultry, and wild game. Located on the east side of Stettler, the property is in a great location with high visibility and drive-by traffic. The building is 5500 sq ft and sits on a 1.0 acre, fully fenced and gated lot. There is plenty of parking out front and easy access to the back. The retail storefront of the building includes numerous display coolers and freezers and a retail counter with cash register. Upstairs there are 2 offices, a board room, storage room, and a bathroom with shower. This facility utilizes modern animal handling equipment and has a large, well-equipped processing plant which includes everything needed to operate this business. With a consistent customer base, this meat processing business is highly profitable. Stettler is a viable choice for anyone looking for a long term business opportunity. Stettler has a population of approximately 6000 people and the County of Stettler has an additional 5300 people.

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