

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.

4204 50 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Stettler, Alberta



Listing ID:
27806


MLS ID:
A2105601

\$699,000



 **TERRY CHESLA**
 (403) 742-7626

 **RE/MAX 1st Choice Realty**
 403-742-6747

 4204 50 Avenue , Stettler , Alberta T0C 2L2

Transaction Type For Sale	Days On Market 574	Zoning I
Subdivision East Industrial Park	Structure Type Institutional	Property Type Commercial
Property Sub Type Industrial	Legal Plan 0626844	Building Area (Sq. Ft.) 3444.00
Building Area (Sq. M.) 319.96	Lot Size (Sq. Ft.) 261360	Lot Size (Acres) 6.00
Construction Type Metal Siding	Roof Metal	Foundation Slab
Cooling None	Heating Natural Gas,Radiant	Inclusions N/A
Restrictions None Known	Reports None	

This is a large, 6 acre lot in the East Industrial Park in Stettler. It is zoned Industrial so is ideal for a variety of businesses. It is level, graveled and is easily accessible. The 82ft x 42ft shop has metal siding and roof, is heated with radiant heat, and has bright LED lighting. One end has a 16ft x 20ft overhead door and a man door, while the other end has a 12ft x 12ft overhead door and a second man door. There is also an office with windows to the shop area. The lot has a huge area fenced off for RV storage and has an electronic pin pad to open the gate. This storage brings in over \$18,000 in revenue per year. A nice location to start up a new business or expand your existing company.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® 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.