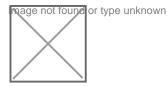


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **4204 50 AVENUE FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location** Stettler, Alberta Listing ID:

27806 A2105601

MLS ID:

\$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** 

512

Zoning

ı

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 a16ft 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.

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