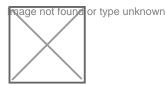


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **4814 49 STREET FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location** Stettler, Alberta Listing ID:

28203

MLS ID:

A2142005

\$689,000



- **△** TERRY CHESLA
- **(403)** 742-7626
- RE/MAX 1st Choice Realty
- **403-742-6747**
- 4814 49 Street , Stettler , Alberta T0C 2L1

Transaction Type Title Days On Market

For Sale Fee Simple 376

ZoningSubdivisionYear BuiltC1Downtown East1979

Structure Type Property Type Property Sub Type

Mixed Use Commercial Mixed Use

Legal Plan Building Area (Sq. Ft.) Building Area (Sq. M.)

0828691 10592.00 984.02

Inclusions Restrictions Reports

6 fridges, 5 stoves, 5 washers, 5 dryers None Known Condo/Strata Bylaws

This is a unique opportunity to invest in a mixed-use property in downtown Stettler, AB. These are condo units and include an office space, studio space, and 5 apartments. The office space on the ground level is currently used as a salon. This space has a separate entrance and windows across the front side of the building. Downstairs there is a lunchroom, washroom, and a space currently used as a dance studio. The studio has 3 large rooms, lobby/viewing area, storage room, and washroom/change room. There are 4 residential apartments upstairs and 1 on the main floor. Each apartment has a spacious living room, kitchen, bedroom, bathroom, and laundry room. The upstairs apartments have their own balcony. This property has titled parking on the west side for the residents. Street parking is available for clients and visitors as well. This property is perfect for new and experienced investors as there is existing income coming from the businesses and residences. All units are currently occupied. This property is in a convenient location for business owners and residents as it is just a block off of main street. Stettler's main street is anchored by boutique shops, coffee shops, professional services, and grocery stores.

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