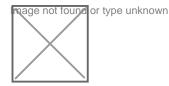


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

4832 50 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location Stettler, Alberta Listing ID:

28215

MLS ID: A2142892

\$310,000



△ TYLER JUELL

2 (403) 597-5679

■ eXp Realty

403-262-7653

4832 50 Street , Stettler , Alberta T0C 2L0

Transaction Type

For Sale

Days On Market

Zoning C1

313

Subdivision

Downtown West

Building TypeShopping Centre

Year Built 1948

Structure Type

Retail

Property Type
Commercial

Property Sub Type

Retail

Legal Plan

9420240

Building Area (Sq. Ft.)

Building Area (Sq. M.)

609.25

Construction Type

Brick

N/A

Cooling
Central Air

6558.00

Heating

Forced Air, Natural Gas

Inclusions

Restrictions

Reports

Easement Registered On Title

RPR with Compliance

Are you looking for a steady income stream from a well-maintained property? This prime commercial property at 4832 50 Street in the heart of Stettler offers an excellent opportunity for investors seeking a cash-flowing asset with a reputable tenant. The building has undergone extensive updates, including new exterior painting and a new roof, ensuring its long-term durability and appeal. Situated in a high-visibility location with ample foot and vehicle traffic, this commercial space benefits from its prime placement in a bustling area. The tenant operates a successful non-profit organization, providing a reliable source of rental income. Additionally, the property has minimal operating expenses, further maximizing your return on investment. This property features ample square footage to support diverse business operations, large display windows that enhance its visibility and attractiveness, and a prime location centrally located in Stettler, offering easy access for local patrons and visitors alike. It also boasts convenient on-site parking for both customers and employees and is located in a high-traffic area, benefiting from a strong community presence and consistent footfall. This is a rare opportunity to secure a premium commercial property in a vibrant and growing area. With a solid lease agreement in place, investors can enjoy immediate returns and long-term stability. Don't miss out on this prime investment opportunity at 4832 50 Street.

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.