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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**
 (403) 597-5679

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 403-262-7653

 4832 50 Street , Stettler , Alberta T0C 2L0

Transaction Type For Sale	Days On Market 313	Zoning C1
Subdivision Downtown West	Building Type Shopping Centre	Year Built 1948
Structure Type Retail	Property Type Commercial	Property Sub Type Retail
Legal Plan 9420240	Building Area (Sq. Ft.) 6558.00	Building Area (Sq. M.) 609.25
Construction Type Brick	Cooling Central Air	Heating Forced Air,Natural Gas
Inclusions N/A	Restrictions Easement Registered On Title	Reports 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.

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