

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.

## **5922 50 AVENUE FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location** Stettler, Alberta Listing ID:

28562

MLS ID: A2161251

\$1,100,000



**△** TERRY CHESLA

(403) 742-7626

RE/MAX 1st Choice Realty

**403-742-6747** 

5922 50 Avenue , Stettler , Alberta T0C 2L2

**Transaction Type** 

Sale

**Days On Market** 

Zoning C2

For Sale

Year Built

Central

Subdivision

2014

Structure Type

Retail

Property Type

**Property Sub Type** 

Legal Plan

Commercial

Retail

449

3682HW

Building Area (Sq. Ft.)

2400.00

Building Area (Sq. M.)

222.97

Inclusions

POS system and scanner, outdoor

signage, all item included in schedule (a)

Restrictions
None Known

Reports None

This is an awesome business opportunity for investors or entrepreneurs, right in the bustling town of Stettler, AB. This successful liquor store is complete with the building on a 100' X 150' lot, so you don't have to rent. The building was constructed in 2014, and you won't find a much better location. Situated right on the busy hiway 12, this lot has high exposure, both to local traffic and people just passing through. There is a large store front, with bright overhead lighting and durable flooring. The shelving is included and the custom-built wine shelving is a brilliant addition. The front desk is L-shaped and has plenty of display space on the counter and cabinets underneath. The walk-in cooler measures 23' x 20' There is an office directly behind the front desk, which also has a long work surface and cabinets. The back storage room has space for shelving and pallets. The washroom and mechanical room are accessed here as well as a door into the cooler making restocking easy. There are double doors opening up to the back of the lot for incoming shipments. There is also a security system, cash register, and everything you need to carry on with business. The exterior is attractive with a covered entry, rock along the bottom, and a sidewalk along the front. There is plenty of paved parking and there are access points off of hiway 12 and 60th street. There is a 14' x 32' garage for storage and there is a spot for a dumpster (fenced in on 3 sides). This business has been successful for many years and has a consistent customer base.

**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<sup>™</sup> MLS® System. Pillar 9<sup>™</sup> is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9<sup>™</sup>. 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.