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5922 50 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Stettler, Alberta



Listing ID:
28562


MLS ID:
A2161251

\$1,120,000



 **TERRY CHESLA**
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 RE/MAX 1st Choice Realty
 403-742-6747

 5922 50 Avenue , Stettler , Alberta T0C 2L2

Transaction Type

For Sale

Days On Market

265

Zoning

C2

Subdivision

Central

Year Built

2014

Structure Type

Retail

Property Type

Commercial

Property Sub Type

Retail

Legal Plan

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.

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