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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

\$1,100,000



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 5922 50 Avenue , Stettler , Alberta T0C 2L2

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|---|---|---|
| Transaction Type For Sale | Days On Market 494 | 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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