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4609 46 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Stettler, Alberta

Listing ID:
29425

MLS ID:
A2191497

\$1,500,000



 **ALLISON BAIRD**

 HEARTLAND REAL ESTATE
 403-334-9000

 4609 46 Avenue , Stettler , Alberta T0C 2L0

Transaction Type

For Sale

Days On Market

445

Zoning

Industrial

Subdivision

East Industrial Park

Year Built

2020

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

1723394

Building Area (Sq. Ft.)

5424.00

Building Area (Sq. M.)

503.90

Construction Type

Concrete

Inclusions

See the attached equipment list. Note, the selling price is for the empty building. The equipment can be purchased - ask seller agent for details.

Restrictions

Utility Right Of Way

Reports

Site Plans

Prime Industrial Facility in Stettler's East Industrial Area - Nestled in the vibrant community of Stettler, Alberta, this versatile industrial building is strategically positioned in the East Industrial area. Currently configured for indoor growing operations with multiple multi-level grow pods, the facility was originally designed as a micro-growing operation but built with exceptional adaptability for future business uses. The expansive main floor features an open-concept shop area complemented by a spacious upper mezzanine with direct yard access. The rear wall is engineered for straightforward modifications, including the addition of a large overhead door. Additional main-floor amenities include a well-appointed staff area with lockers, a fully equipped kitchen (complete with appliances), a bathroom with shower, and a dedicated server room for IT and security systems. Upstairs, a bright boardroom offers impressive views, alongside a separate bathroom and two private offices. This property boasts numerous high-value features, including a professionally monitored security and camera system, integrated water lines, three charcoal exhaust units, a large water tank, an industrial wash sink area, pressure washer, and chemical mixer. Ample outdoor space is available within the fully fenced yard for storage or additional operations. Designed for functionality and future potential, this exceptional facility must be viewed in person to fully appreciate its possibilities. Stettler, with a population of approximately 5,900 residents and a surrounding county of about 5,900, serves as the Heart of Alberta—centrally located and surrounded by numerous smaller towns and villages, offering a strong regional market and lifestyle.

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