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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

195

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

Located in the busy community of Stettler, AB in the East Industrial area. This industrial building can be versatile for a variety of different business types. The original design was used to house a micro growing facility but the building was designed with future businesses in mind. The building shop area has a large, open style floor plan with an open mezzanine level above. The building design includes a front staff area with kitchen area (including appliances) and bathroom on the main floor, a boardroom, another bathroom and 2 offices upstairs. The building has multiple extra features including: a professionally monitored security/camera system, built-in water lines, 3 charcoal exhaust units, a large water tank, industrial sized wash sink area, pressure washer and chemical mixer. There is ample space outside in the fenced area for outdoor storage and work. This building is a must see in person to appreciate the potential it has to offer. Stettler has a population of around 5500 people and an additional 5300 within the county. Stettler is located in the Heart of Alberta and is surrounded by multiple smaller towns and villages.

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