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## 4812 50 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Stettler, Alberta

**Listing ID:**  
29911

**MLS ID:**  
A2204766

**\$9**



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 4812 50 Street , Stettler , Alberta T0C 2L0

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 413	<b>Lease Amount</b> 9.00
<b>Lease Frequency</b> Annually	<b>Subdivision</b> Downtown West	<b>Year Built</b> 1979
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Building Area (Sq. Ft.)</b> 4318.00	<b>Building Area (Sq. M.)</b> 401.15	<b>Inclusions</b> N/A
<b>Restrictions</b> Landlord Approval	<b>Reports</b> None	

This is a fantastic business opportunity to lease a retail space right on main street in downtown Stettler, AB. This building is in a prime, high traffic location situated among a wide variety of services with nearby medical clinics, coffee shops, and retail shopping. It has a total of 4318 sq. ft, all on one level. Inside, this building is a blank slate with the whole space being completely wide open. The building has 3 phase power. The owners have recently added foam insulation to decrease your utility bills. The building has new soffit and fascia, and just out the front entrance, there is a recently updated patio with a new pergola. There is a garage door to the back alley as well as parking in the rear. Stettler's central location offers excellent highway connections making it a viable choice for companies looking to expand or start up new business opportunities. Stettler has a population of around 6000 residents and the County of Stettler has approx. 5300 people. This is a good opportunity to take advantage of the strong economic presence that main street Stettler has to offer.

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