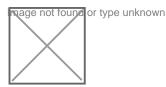


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4812 50 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location Stettler, Alberta Listing ID: 29911

MLS ID: A2204766

\$9



- △ TERRY CHESLA
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- RE/MAX 1st Choice Realty
- **403-742-6747**
- 4812 50 Street , Stettler , Alberta T0C 2L0

Transaction Type

For Lease

Days On Market

101

Lease Amount

9.00

Lease Frequency

Annually

Subdivision

Downtown West

Year Built 1979

Structure Type

Retail

Property Type Commercial **Property Sub Type**

Retail

Building Area (Sq. Ft.)

4318.00

Building Area (Sq. M.)

401.15

Reports

None

Inclusions

N/A

Restrictions
Landlord Approval

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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