

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

4602 50 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Stettler, Alberta



Listing ID:
30385

MLS ID:
A2216148

\$1,899,000



 **TERRY CHESLA**
 (403) 742-7626

 **RE/MAX 1st Choice Realty**
 403-742-6747

 4602 50 Street , Stettler , Alberta T0C 2L0

Transaction Type For Sale	Title Fee Simple	Days On Market 71
Zoning C1	Subdivision Downtown West	Year Built 1996
Structure Type Retail	Property Type Commercial	Property Sub Type Retail
Legal Plan 3049AT	Building Area (Sq. Ft.) 10868.00	Building Area (Sq. M.) 1009.66
Inclusions N/A	Restrictions None Known	Reports None

Ready to expand your business or add to your investment assets? This is an attractive commercial property situated in a prime location on main street/Highway 12 in Stettler and gets plenty of high traffic exposure. With 10,868 sq ft of space, this building offers you a variety of options for retail, professional services, or a warehouse space. This thoughtfully designed building was constructed so that it could be easily divided into 3 separate businesses, each with their own heating/AC, washroom facilities, windows, and exterior doors. The building itself is spotless and has been incredibly well-maintained. There is a large, centrally located lunchroom, high ceilings, and bright overhead lighting. At the back of the building, there are two loading docks with overhead doors. This lot has parking right in front of the building and is easily accessed from Highway 12 or from the street on the south side. The vendor would like to lease the property on a term lease at \$16.00 / sq/ft NNN. This location is anchored by two grocery stores, a gas station, the community hall, agriplex, curling rink, and excellent main street shopping is just down block. Stettler's central location is a viable choice for companies looking to expand or start up new business opportunities and offers excellent highway connections. Stettler has a population of approx. 6000 residents and the County of Stettler has an additional 5300 people.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.