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## 4602 50 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Stettler, Alberta



**Listing ID:**  
30385

**MLS ID:**  
A2216148

**\$1,899,000**



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 403-742-6747

 4602 50 Street , Stettler , Alberta T0C 2L0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 276
<b>Zoning</b> C1	<b>Subdivision</b> Downtown West	<b>Year Built</b> 1996
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Legal Plan</b> 3049AT	<b>Building Area (Sq. Ft.)</b> 10868.00	<b>Building Area (Sq. M.)</b> 1009.66
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> 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.

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