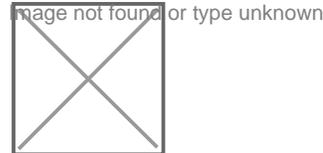


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19453 20 HWY 12 FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Stettler, Alberta

Listing ID:
30951

MLS ID:
A2229861

\$450,000



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

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

 19453 20 HWY 12 , Stettler , Alberta T0C 2L0

Transaction Type For Sale	Days On Market 22	Zoning High way mixed use
Subdivision NONE	Year Built 1996	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Legal Plan 1124110
Building Area (Sq. Ft.) 3360.00	Building Area (Sq. M.) 312.15	Inclusions N/A
Restrictions None Known	Reports None	

Located on the east side of Stettler with Highway 12 exposure, this 2.98 acre lot comes with a 3360 sq. ft shop and a fenced RV storage. The area is zoned HWY-MU, so the options are endless. There is power, gas, and a water well. The lot is level and graveled giving you plenty of potential work space and parking space. The shop has a 100 Amp panel, a total of 3 overhead doors, a large, open shop area measuring 42' x 80'. There are 2 offices, a lunch room, a bathroom, a paint room, and a storage room. The RV storage area has an electronic pin pad to open the gate. Stettler's central location offers excellent highway and rail transportation connections. Along with an excellent water supply from the town, Stettler is a viable choice for companies looking to expand or start up new business opportunities. Stettler has an approx. population of 6000 people and the County of Stettler has an additional 5400 people.

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