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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**
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 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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