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## 4817 50 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Stettler, Alberta



**Listing ID:**  
31243

**MLS ID:**  
A2236885

**\$695,000**



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

 4817 50 Street , Stettler , Alberta T0C 2L0

**Transaction Type**

For Sale

**Days On Market**

62

**Zoning**

C1

**Subdivision**

Downtown East

**Year Built**

1988

**Structure Type**

Retail

**Property Type**

Commercial

**Property Sub Type**

Retail

**Legal Plan**

RN54A

**Building Area (Sq. Ft.)**

3720.00

**Building Area (Sq. M.)**

345.60

**Inclusions**

built in vacuum

**Restrictions**

None Known

**Reports**

None

Step into opportunity with this stunning, 3720 sq ft commercial building which offers an immediate income stream through its current tenant. This tenant is a well-established business and is interested in continuing occupancy (cap rate of 7%)--ideal for investors seeking a turn-key asset. Strategically located, this newer building sits on the bustling main street of Stettler, in a vibrant, high-traffic area surrounded by boutiques, cafés, and professional offices. The building perfectly blends modern design with lasting functionality, boasting eye-catching architecture and beautiful finishes. Masterfully built, this property has natural light, high ceilings, air conditioning, excellent street frontage, and a sleek facade make it as inviting as it is efficient. The building has two offices, a huge storage room, kitchen with modern cabinets and sink, and bathroom. Whether you're expanding your portfolio or securing a long-term income-producing property, this is a rare chance to own premium real estate with a quality retail tenant in place.

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