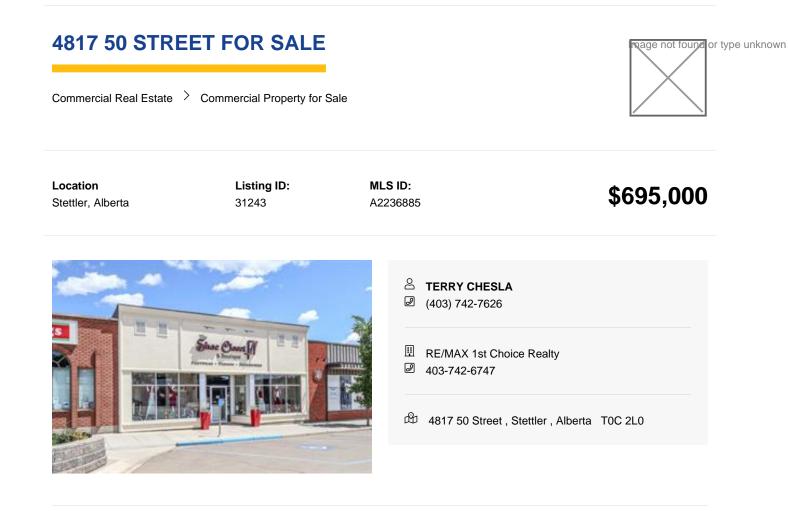


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Transaction Type For Sale

Subdivision Downtown East

Property Type Commercial

Building Area (Sq. Ft.) 3720.00

Restrictions None Known Days On Market

Year Built 1988

Property Sub Type Retail

Building Area (Sq. M.) 345.60

Reports None Zoning C1

Structure Type Retail

Legal Plan RN54A

Inclusions built in vacuum

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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