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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

\$699,000



 **TERRY CHESLA**
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 403-742-6747

 4817 50 Street , Stettler , Alberta T0C 2L0

Transaction Type

For Sale

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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