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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

\$679,000



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

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

 **4817 50 Street, Stettler, Alberta T0C 2L0**

Transaction Type	Days On Market	Zoning
For Sale	188	C1
Subdivision	Year Built	Structure Type
Downtown East	1988	Retail
Property Type	Property Sub Type	Legal Plan
Commercial	Retail	RN54A
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Inclusions
3720.00	345.60	built in vacuum
Restrictions	Reports	
None Known	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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