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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

**(403)** 742-7626

RE/MAX 1st Choice Realty

**403-742-6747** 

 $\stackrel{\text{\tiny def}}{\text{\tiny def}}$  4817 50 Street , Stettler , Alberta T0C 2L0

**Transaction Type** 

For Sale

**Days On Market** 

123

**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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