

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

4805 75 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Stettler, Alberta

Listing ID:
31494

MLS ID:
A2243236

\$999,000



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

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

 **4805 75 Street , Stettler , Alberta T0C 2L0**

Transaction Type	Days On Market	Zoning
For Sale	188	C2
Subdivision	Building Type	Year Built
Westgate	Retail	2015
Structure Type	Property Type	Property Sub Type
Retail	Commercial	Retail
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
1423887	6020.00	559.27
Lot Size (Sq. Ft.)	Lot Size (Acres)	Construction Type
76230	1.75	Metal Frame
Roof	Electric	Cooling
Flat Torch Membrane	200 Amp Service,400 Amp Service	Central Air
Heating	Inclusions	Restrictions
Forced Air,Natural Gas	N/A	None Known
Reports		
None		

This is an exceptional opportunity to own a meticulously maintained 6,020 sq. ft. commercial building with unbeatable visibility along busy Highway 12. Situated on 1.75 acres within Stettler's town limits, this high-exposure west-side property boasts a newly paved parking lot and excellent access for both customers and deliveries. Constructed with durable steel frame, metal siding, and a metal roof, the building is built for longevity and minimal upkeep. An interior ceiling height of 22'6" allows for a wide range of business uses. Heating and air conditioning are efficiently handled by rooftop HVAC units. This building is currently divided into two retail units, each with large storefront windows, separate entrances, rear storage, and private washrooms. One unit includes a kitchen area, while the other offers a second-floor office—enhancing its utility and rental value. Tenants are currently under term lease. Whether you are an investor looking for a well-positioned asset with strong tenant appeal or an owner-occupier seeking the option to lease out one side for supplemental revenue—this property offers the flexibility, visibility, and quality construction to support your goals.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.