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

 4805 75 Street , Stettler , Alberta T0C 2L0

Transaction Type

For Sale

Days On Market

2

Zoning

C2

Subdivision

Westgate

Building Type

Retail

Year Built

2015

Structure Type

Retail

Property Type

Commercial

Property Sub Type

Retail

Legal Plan

1423887

Building Area (Sq. Ft.)

6020.00

Building Area (Sq. M.)

559.27

Lot Size (Sq. Ft.)

76230

Lot Size (Acres)

1.75

Construction Type

Metal Frame

Roof

Flat Torch Membrane

Electric

200 Amp Service,400 Amp Service

Cooling

Central Air

Heating

Forced Air,Natural Gas

Inclusions

N/A

Restrictions

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.

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