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5002 50 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Stettler, Alberta



Listing ID:
31564

MLS ID:
A2244776

\$629,000



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

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

 5002 50 Street , Stettler , Alberta T4K 1K9

Transaction Type

For Sale

Days On Market

125

Zoning

C1

Subdivision

Downtown West

Year Built

1967

Structure Type

Low Rise (2-4 stories)

Property Type

Commercial

Property Sub Type

Business

Legal Plan

RN54

Building Area (Sq. Ft.)

6340.00

Building Area (Sq. M.)

589.00

Inclusions

N/A

Restrictions

None Known

Reports

None

Located at the high-visibility corner of 50th Avenue and 50th Street—Stettler's Main Street—this 6,340 sq. ft. commercial building offers an outstanding investment opportunity. The property is fully rented and demised into 8 individual tenant spaces, providing diverse income streams and reduced vacancy risk. With a current Net Operating Income of \$50,782, this property boasts a strong 7.8% cap rate, making it an attractive option for investors seeking reliable cash flow in a growing community. The building has recently received a facelift, giving it an attractive and refreshed exterior that enhances curb appeal and draws positive attention from both tenants and visitors. In addition to the main and upper level tenant spaces, the basement includes two bathrooms and ample storage, offering added functionality and support for tenant operations. Stettler's Main Street is a thriving hub of activity, lined with cafés, retail shops, and professional offices, contributing to consistent foot traffic and long-term tenant appeal. This central location supports strong local business and makes this property a smart, income-generating asset in one of central Alberta's key service centers.

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