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4832 50 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Stettler, Alberta



Listing ID:
31604

MLS ID:
A2245688

\$310,000



 **TYLER JUELL**
 (403) 597-5679

 eXp Realty
 403-262-7653

 4832 50 Street , Stettler , Alberta T0C 2L0

Transaction Type For Sale	Days On Market 1	Zoning C1
Subdivision Downtown West	Building Type Shopping Centre	Year Built 1948
Structure Type Retail	Property Type Commercial	Property Sub Type Retail
Legal Plan 9420240	Building Area (Sq. Ft.) 6558.00	Building Area (Sq. M.) 609.25
Construction Type Brick	Cooling Central Air	Heating Forced Air,Natural Gas
Inclusions N/A	Restrictions Easement Registered On Title	Reports Floor Plans,RPR

Looking for a reliable income stream from a well-maintained, centrally located commercial property? Welcome to 4832 50 Street in the heart of Stettler—an outstanding investment opportunity offering consistent cash flow and long-term stability. This high-visibility building has seen numerous upgrades, including fresh exterior paint and a new roof, ensuring long-term durability and low maintenance. Located on a bustling street with strong foot and vehicle traffic, the property is home to a long-term tenant with an excellent reputation in the community—a successful non-profit organization that adds credibility and reliability to your investment. With minimal operating costs and a solid lease agreement in place, this property is a truly turn-key investment. It offers generous square footage suitable for a variety of commercial uses, large display windows that enhance street presence, and on-site parking for both customers and staff. The central location provides easy access and strong visibility, making it a staple within Stettler’s growing commercial core. Don’t miss this rare opportunity to own a premium commercial property with a dependable tenant, low overhead, and strong long-term potential.

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