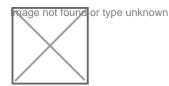


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **4832 50 STREET FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location** Stettler, Alberta Listing ID:

31604

D: MLS ID: A2245688

\$310,000



△ TYLER JUELL

(403) 597-5679

**403-262-7653** 

4832 50 Street , Stettler , Alberta T0C 2L0

**Transaction Type** 

For Sale

**Days On Market** 

**Zoning** C1

- 1

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.)

Building Area (Sq. M.)

609.25

**Construction Type** 

Brick

N/A

Cooling
Central Air

6558.00

Heating

Forced Air, Natural Gas

Inclusions

Restrictions

Reports

Easement Registered On Title

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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