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## 4703 42 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Stettler, Alberta



**Listing ID:**  
32397

**MLS ID:**  
A2262156

**\$1,250,000**



 **TERRY CHESLA**  
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 4703 42 Street , Stettler , Alberta T0C 2L0

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 120	<b>Zoning</b> I
<b>Subdivision</b> East Industrial Park	<b>Year Built</b> 1976	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business	<b>Legal Plan</b> 7621217
<b>Building Area (Sq. Ft.)</b> 5500.00	<b>Building Area (Sq. M.)</b> 510.96	<b>Lot Size (Sq. Ft.)</b> 43560
<b>Lot Size (Acres)</b> 1.00	<b>Inclusions</b> See schedule (a) in supplements	<b>Restrictions</b> None Known
<b>Reports</b> None		

This is an incredible opportunity to own a successful meat processing business that services the wholesale and retail market. This established business is provincially inspected and licensed for processing beef, pork, bison, lamb, poultry, and wild game. Located on the east side of Stettler, the property is in a great location with high visibility and drive-by traffic. The building is 5500 sq ft and sits on a 1.0 acre, fully fenced and gated lot. There is plenty of parking out front and easy access to the back. The retail storefront of the building includes numerous display coolers and freezers and a retail counter with cash register. Upstairs there are 2 offices, a board room, storage room, and a bathroom with shower. This facility utilizes modern animal handling equipment and has a large, well-equipped processing plant which includes everything needed to operate this business. With a consistent customer base, this meat processing business is highly profitable. Stettler is a viable choice for anyone looking for a long term business opportunity. Stettler has a population of approximately 6000 people and the County of Stettler has an additional 5300 people.

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