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5001 50 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Stettler, Alberta

Listing ID:
33513

MLS ID:
A2278426

\$999,000



 **JASON CHOI**
 (403) 399-8124

 First Place Realty
 403-547-8401

 5001 50 Street , Stettler , Alberta T0C 2L0

Transaction Type

For Sale

Days On Market

109

Zoning

C-1

Subdivision

Downtown West

Year Built

1948

Structure Type

Hotel/Motel

Property Type

Commercial

Property Sub Type

Hotel/Motel

Legal Plan

RN54

Building Area (Sq. Ft.)

18027.00

Building Area (Sq. M.)

1674.75

Inclusions

The seller will provide asset/equipment list.

Restrictions

None Known

Reports

Financial Statements

Stettler County is emerging as a key player in Alberta's renewable energy landscape, with major projects like the Red Willow and Stettler Solar initiatives integrating lithium-ion battery storage systems. While not a lithium extraction site, the region is actively supporting the growing demand for clean energy and advanced energy storage solutions—positioning itself as a future-ready hub in Alberta's energy transition. This property features a total of 23 rentable rooms. It includes two spacious two-bedroom apartments, nine kitchenette rooms for workers, one two-bedroom suite, and eight small rooms for locals. Additional amenities include seven VLTs, a meeting room, a bar, and a restaurant space with a fully equipped commercial kitchen. The property has undergone extensive renovations and upgrades, including a brand-new roof completed this year. Located in a prime area of town, it offers a stable income and excellent investment potential. New roofing and eavestroughs were recently installed.

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