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## 4810 44 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Stettler, Alberta



**Listing ID:**  
33621


**MLS ID:**  
A2279629

**\$11**



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 4810 44 Avenue , Stettler , Alberta T0C 2L0

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 1	<b>Zoning</b> I
<b>Subdivision</b> East Industrial Park	<b>Year Built</b> 1997	<b>Structure Type</b> Mixed Use
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 9720815
<b>Building Area (Sq. Ft.)</b> 3500.00	<b>Building Area (Sq. M.)</b> 325.16	<b>Inclusions</b> N/a
<b>Restrictions</b> None Known	<b>Reports</b> None	

Offered for lease is a commercially zoned lot with building, ideally located on the southeast side of Stettler with excellent exposure just off the Highway 12 service road. This versatile property is well suited for a wide range of business uses and offers easy access along with ample on-site parking. The 0.51-acre lot features plenty of level, graveled parking at the front, making it convenient for customers and staff alike. The building is constructed with durable metal siding and roofing, a concrete floor, and is equipped with in-floor heat for efficient year-round comfort. Inside the front entrance, you'll find a spacious and welcoming area ideal for retail, showroom, or customer-facing operations, with good natural light from windows across the front. This area includes slatwall display panels on several walls, an office, and a bathroom, providing a functional and professional setup for daily operations. At the rear of the building is a 21' x 50' shop with two overhead doors, man doors, floor drains, and metal-clad walls and ceiling, making it well suited for mechanical, service, or light industrial use. Above the shop is an 8' x 50' mezzanine, accessible from both sides, offering additional storage or workspace. Here there is more slatwall display space, an 18' x 22' open work area, a change room, a 10' x 17' office, and an 11' x 18' storage room toward the back. The mezzanine is heated by a dedicated furnace, ensuring comfort throughout the space. Behind the shop, the property offers a gated and fenced storage compound measuring approximately 7,500 sq. ft., ideal for secure outdoor storage, equipment, or inventory. With Stettler's central Alberta location, strong highway connections, and a trade area supported by approximately 6,000 town residents plus an additional 5,300 in the surrounding county, this property presents an excellent opportunity for businesses looking to establish, expand, or relocate.

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