

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.

4810 44 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Stettler, Alberta

Listing ID:
33621

MLS ID:
A2279629

\$11



 **TERRY CHESLA**
 (403) 742-7626

 RE/MAX 1st Choice Realty
 403-742-6747

 4810 44 Avenue , Stettler , Alberta T0C 2L0

Transaction Type For Lease	Days On Market 47	Lease Amount 11.00
Lease Frequency Annually	Zoning I	Subdivision East Industrial Park
Year Built 1997	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 9720815	Building Area (Sq. Ft.) 3500.00
Building Area (Sq. M.) 325.16	Inclusions N/a	Restrictions None Known
Reports 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.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.