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4824 50 STREET FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Stettler, Alberta



Listing ID:
34057

MLS ID:
A2286340

\$459,000



 **JOY NICHOLS**
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 Royal LePage Central
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 4824 50 Street , Stettler , Alberta T0C 2L0

Transaction Type

For Sale

Days On Market

62

Zoning

C1

Subdivision

Downtown West

Year Built

1951

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

RN54A

Building Area (Sq. Ft.)

4303.00

Building Area (Sq. M.)

399.76

Inclusions

fridge x 3, stove x2, dishwasher, washer x2, dryer x2, freezers x2, Restaurant: 2 fridges, 2 sandwich bars, 2 freezers, dishwasher, flat top grill, stove, 2 deep fryers, 2 mini fridges, kegerator

Restrictions

None Known

Reports

None

Solid Mixed-Use Investment on Main Street in Stettler This well-located mixed-use building sits right on busy Main Street in Stettler and offers strong visibility and reliable income. The ground level features a restaurant and retail space, both currently leased, making this a true turnkey opportunity. Upstairs, you'll find two renovated residential units—a 2-bedroom and a 3-bedroom—both rented and well maintained. Updates add comfort for tenants and peace of mind for owners. With a great mix of commercial and residential tenants in a high-traffic location, this property is a smart addition to any investment portfolio.

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