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#10 19447 HWY 12 FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location

Rural Stettler No. 6, County Of, Alberta

Listing ID:


35083



MLS ID:


A2306985

\$850,000



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

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

 #10 19447 HWY 12 , Rural Stettler No. 6, County Of , Alberta T0C 2L0

Transaction Type For Sale	Days On Market 1	Zoning High way mixed use distri
Subdivision NONE	Nearest Town Stettler	Building Type Office Building
Year Built 2006	Structure Type Office	Property Type Commercial
Property Sub Type Industrial	Legal Plan 0621945	Building Area (Sq. Ft.) 1150.00
Building Area (Sq. M.) 106.84	Inclusions All office fixtures, and furniture	Restrictions None Known
Reports None		

Position your business for success with this versatile 6.6-acre commercial property ideally located on the south-east edge of Stettler in a well-established industrial area just off Highway 12. With excellent accessibility and room to grow, this property is perfectly suited for expanding operations, new ventures, or portfolio investment. The site features a level, graveled, and partially fenced yard, offering exceptional usability for equipment storage, fleet operations, or future development. The entrance is landscaped on one side, with mature spruce trees adding a professional and welcoming touch. The fully furnished office building spans over 1,400 sq ft and is thoughtfully designed for productivity and comfort. A bright reception area with a custom front desk creates a strong first impression, while three spacious offices feature solid oak built-in cabinetry and ample workspace—ideal for team-based operations. The building also includes a staff lunchroom with cabinetry, sink, and seating, plus an additional area with attractive wood lockers for employees. A utility room with laundry sink and a bathroom add convenience, while efficient systems—including forced air heating, in-floor heat, and built-in air conditioning—ensure year-round comfort. Complementing the office is a functional, 2,400 sq ft shop equipped with a concrete floor, sliding doors, heat, power, and its own bathroom—well suited for a wide range of industrial or commercial applications. Ample on-site parking and the strategic central Alberta location further enhance the property’s appeal. Stettler serves as a regional hub with strong highway connections and a combined town and county population exceeding 11,000, supporting long-term business viability and growth. Whether you are expanding your footprint, launching a new enterprise, or adding a high-potential asset to your portfolio, this property delivers the space, infrastructure, and location to make it happen.

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