

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.

## 5007 50 AVENUE FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Stettler, Alberta



**Listing ID:**  
35140


**MLS ID:**  
A2308696

**\$225,000**



 **CHAD DAL SIN**  
 (403) 741-6671

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

 5007 50 Avenue , Stettler , Alberta T0C 2L0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 2
<b>Zoning</b> C1	<b>Subdivision</b> Downtown West	<b>Building Type</b> Commercial Mix
<b>Year Built</b> 1925	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 6217AH	<b>Building Area (Sq. Ft.)</b> 2660.00
<b>Building Area (Sq. M.)</b> 247.12	<b>Lot Size (Sq. Ft.)</b> 3420	<b>Lot Size (Acres)</b> 0.08
<b>Roof</b> Membrane	<b>Cooling</b> None	<b>Heating</b> Combination,Floor Furnace,Forced Air,Natural Gas
<b>Inclusions</b> 2 fridges, 2 gas stoves, washer/dryer	<b>Restrictions</b> None Known	<b>Reports</b> None

This versatile commercial building is currently set up for a restaurant but offers endless potential for a variety of business ventures. Ideally located just half a block off Main Street in Stettler, it benefits from excellent visibility and convenient access. The main level features upgraded electrical and plumbing, making it well-suited for a commercial kitchen or other business uses. Above, this mixed-use property includes two rental suites, providing a great opportunity for additional income. One suite offers 656 sq ft, while the other is 545 sq ft. Both units include 2 bedrooms, a 4-piece bathroom, and come equipped with a fridge and stove. A shared laundry area is conveniently located between the suites. Whether you're looking to step into the restaurant industry or bring a new business idea to life, this property offers the flexibility and location to make it happen.

**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.