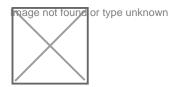


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4902 51 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location Stettler, Alberta Listing ID: 23467

MLS ID: A2099070

\$10



△ TERRY CHESLA

(403) 742-7626

RE/MAX 1st Choice Realty

403-742-6747

4902 51 Avenue, Stettler, Alberta T0C 2L2

Transaction Type

For Lease

Lease Frequency

Annually

Year Built

2007

Property Sub Type

Retail

Building Area (Sq. M.)

557.41

Footprint (Sq. Ft.)

6000

Reports None **Days On Market**

133

Subdivision

Downtown East

Structure Type

Retail

Legal Plan

0024291

Lot Size (Sq. Ft.)

14310

Inclusions

N/A

Lease Amount

10.00

Building Type

Sports and Recreation

Property Type

Commercial

Building Area (Sq. Ft.)

6000.00

Lot Size (Acres)

0.33

Restrictions

None Known

This commercial lease opportunity comes with excellent highway exposure. The building is in a prime location right on Highway 56, on the north side of Stettler. It was constructed in 2007 and is 6000 sq/ft with an additional 747 sq/ft mezzanine which has an office at one end. The ground level is a wide-open space with high ceilings, A/C, 2 overhead doors on the front side, bright lighting, large front window, and glass front doors to let in plenty of light. There are 3 more offices, 2 bathrooms, a laundry room with shower, and a change room with another shower. The exterior is constructed in easy-to-maintain siding and stone accents. This property has ample room for customers with front and side parking. Your close neighbors include an auto supply store, the Heartland Plaza businesses which are anchored by a bank, a lawyer, flower shop, and home building center, and excellent main street shopping is just half a block away. Stettler's central location is a viable choice for companies looking to expand or start up new business opportunities and offers excellent highway connections. Stettler has a population of approx. 6000 residents and the County of Stettler has an additional 5300 people.

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