

# \$1,899,000 - 4602 50 Street, Stettler

MLS® #A2216148

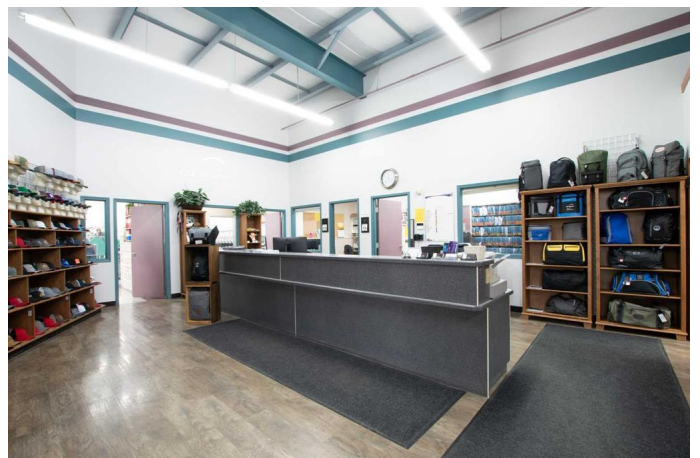
**\$1,899,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown West, Stettler, Alberta

Ready to expand your business or add to your investment assets? This is an attractive commercial property situated in a prime location on main street/Highway 12 in Stettler and gets plenty of high traffic exposure. With 10,868 sq ft of space, this building offers you a variety of options for retail, professional services, or a warehouse space. This thoughtfully designed building was constructed so that it could be easily divided into 3 separate businesses, each with their own heating/AC, washroom facilities, windows, and exterior doors. The building itself is spotless and has been incredibly well-maintained. There is a large, centrally located lunchroom, high ceilings, and bright overhead lighting. At the back of the building, there are two loading docks with overhead doors. This lot has parking right in front of the building and is easily accessed from Highway 12 or from the street on the south side. The vendor would like to lease the property on a term lease at \$16.00 / sq/ft NNN. This location is anchored by two grocery stores, a gas station, the community hall, agriplex, curling rink, and excellent main street shopping is just down block. 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.

Built in 1996



## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2216148    |
| Price      | \$1,899,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 1996        |
| Type       | Commercial  |
| Sub-Type   | Retail      |
| Status     | Active      |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 4602 50 Street            |
| Subdivision | Downtown West             |
| City        | Stettler                  |
| County      | Stettler No. 6, County of |
| Province    | Alberta                   |
| Postal Code | T0C 2L0                   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 172              |
| Zoning         | C1               |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | RE/MAX 1st Choice Realty |
|----------------|--------------------------|

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