

# \$9 - 4812 50 Street, Stettler

MLS® #A2204766

**\$9**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

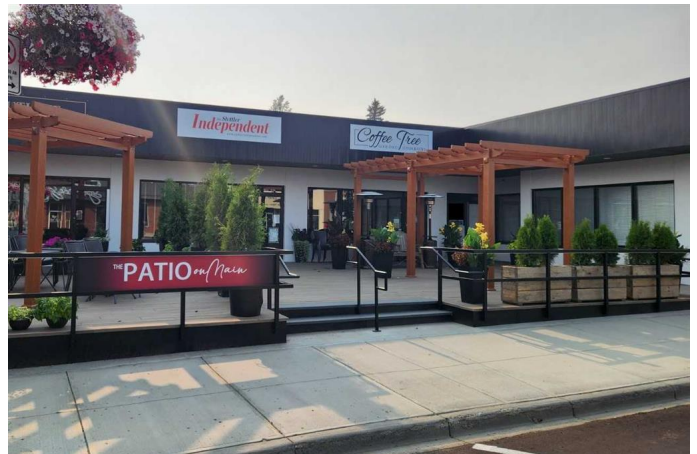
Downtown West, Stettler, Alberta

This is a fantastic business opportunity to lease a retail space right on main street in downtown Stettler, AB. This building is in a prime, high traffic location situated among a wide variety of services with nearby medical clinics, coffee shops, and retail shopping. It has a total of 4318 sq. ft, all on one level. Inside, this building is a blank slate with the whole space being completely wide open. The building has 3 phase power. The owners have recently added foam insulation to decrease your utility bills. The building has new soffit and fascia, and just out the front entrance, there is a recently updated patio with a new pergola. There is a garage door to the back alley as well as parking in the rear. Stettler's central location offers excellent highway connections making it a viable choice for companies looking to expand or start up new business opportunities. Stettler has a population of around 6000 residents and the County of Stettler has approx. 5300 people. This is a good opportunity to take advantage of the strong economic presence that main street Stettler has to offer.

Built in 1979

## Essential Information

|           |          |
|-----------|----------|
| MLS® #    | A2204766 |
| Price     | \$9      |
| Bathrooms | 0.00     |



|            |            |
|------------|------------|
| Acres      | 0.00       |
| Year Built | 1979       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 4812 50 Street            |
| Subdivision | Downtown West             |
| City        | Stettler                  |
| County      | Stettler No. 6, County of |
| Province    | Alberta                   |
| Postal Code | T0C 2L0                   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 22nd, 2025 |
| Days on Market | 155              |

### Listing Details

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

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