

# \$9 - 4812 50 Street, Stettler

MLS® #A2204766

**\$9**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

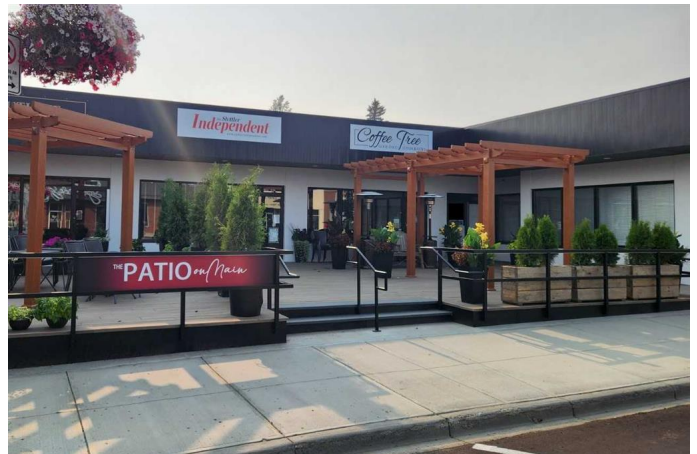
Downtown West, Stettler, Alberta

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	148

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.