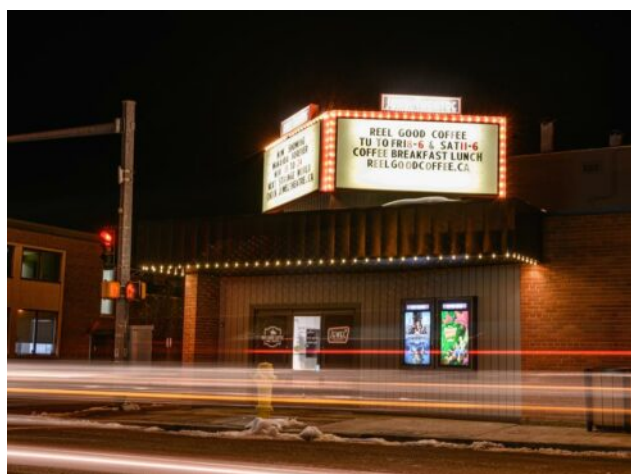


**5010 50 Avenue
Stettler, Alberta**

MLS # A2214763



\$299,000

Division: Central
Type: Business
Bus. Type: Arts and Entertainment
Sale/Lease: For Sale
Bldg. Name: Jewel Theatre
Bus. Name: -
Size: 6,440 sq.ft.
Zoning: C1

Heating: Forced Air, Natural Gas

Floors: -

Roof: Flat

Exterior: -

Water: -

Sewer: -

Inclusions: See Schedule "A"

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.41 Acre

Lot Feat: -

Welcome to the historic Stettler landmark, the Jewel Theatre. This beloved movie theatre has been a cornerstone of Central Alberta for 70 years. It boasts a 200-person auditorium, a beautiful, fully renovated (2021) lobby and concession area, and (of course) the iconic marquee that has been a symbol of the town for seven decades. The auditorium features a brand new, state-of-the-art-laser projector (purchased 2023), a 30ft Silver Screen, and a high-end surround sound for the ultimate movie experience. The auditorium is licensed through AGLC, has a new, modern fire alarm system and with a capacity of 203 seats, custom-built cinema tables and a 16ft "Party Table," it is perfect for birthday parties, conferences, live music events, meetings, private functions, movies (of course!) and much more. In addition to the auditorium, you will find an approved kitchen and renovated office spaces with staff washrooms and a washer/dryer. The interior and exterior updates completed by the owners over the last three years are too extensive to list but include many electrical upgrades, a handicap washroom, new plumbing with replacement of all sewer lines, new concession countertop, new commercial flooring, new paint inside and out, a new flat roof, and a brand new popcorn machine installed May 2023. The building sits in a prime location on the busiest pedestrian corner in Stettler, with high local traffic and visibility. Everything has been done with the longevity of the theatre in mind so just turn on the lights and your business is open. Reel Good Coffee bar and assets are also included in this price!