

**4915 51 Street  
Stettler, Alberta****MLS # A2248511****\$149,900****Division:** Downtown West**Type:** Retail**Bus. Type:** -**Sale/Lease:** For Sale**Bldg. Name:** -**Bus. Name:** -**Size:** 1,230 sq.ft.**Zoning:** C1**Heating:** Central, Forced Air**Floors:** -**Roof:** -**Exterior:** Cement Fiber Board, Concrete, Stucco**Water:** -**Sewer:** -**Inclusions:** n/a**Addl. Cost:** -**Based on Year:** -**Utilities:** -**Parking:** -**Lot Size:** 0.04 Acre**Lot Feat:** Level

A fantastic Commercial Opportunity! Discover the potential of this versatile 1,200 sq. ft. single-story commercial building located just one block off main street, offering excellent visibility and easy access. The property boasts a nice space that can be customized for a variety of business uses. Was previously used as a kitchen for a catering service but could easily be a retail store, professional services or you decide. Newer furnace, hot water tank, and electrical panel. Hardie board siding and vinyl windows. Whether you're expanding your business or starting a new venture, this well-maintained building is ready to support your growth. Don't miss out on this prime opportunity.