

**4204 38A Street Close
Rural Stettler No. 6, County of, Alberta****MLS # A2266443****\$149,900****Division:** NONE**Lot Size:** 1.06 Acres**Lot Feat:** -**By Town:** Stettler**LLD:** 32-38-19-W4**Zoning:** Highway mixed use district**Water:** Public**Sewer:** Public Sewer**Utilities:** Electricity at Lot Line, Water At Lot Line, Natural Gas at Lot Line

Here's an excellent opportunity to secure a 1.06-acre lot located right on the edge of the Town of Stettler in the Highway Mixed Use District. With approximately 50 meters of direct Highway 12 frontage, this property offers outstanding visibility and accessibility for your business. The lot provides ample space for semi-truck access and maneuvering, making it ideal for operations that require room for large vehicles or equipment. All utilities are conveniently located at the lot line, including electricity, natural gas, water, and sewer — ready for your development plans. This area already features several established businesses such as an outdoor supply store, gas station, and vehicle sales and service shop, and a vehicle detailing shop, contributing to a strong commercial environment. With Stettler's population of 5,695 and an additional 5,893 residents in the surrounding County, your business can benefit from both local and regional traffic. Whether you're looking to expand, relocate, or start something new, this highway-front property offers the exposure and infrastructure to make it happen.