

4204 50 Avenue
Stettler, Alberta

MLS # A2105601



\$699,000

Division: East Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,444 sq.ft.

Zoning: I

Heating: Natural Gas, Radiant

Floors: -

Roof: Metal

Exterior: Metal Siding

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 6.00 Acres

Lot Feat: -

This is a large, 6 acre lot in the East Industrial Park in Stettler. It is zoned Industrial so is ideal for a variety of businesses. It is level, graveled and is easily accessible. The 82ft x 42ft shop has metal siding and roof, is heated with radiant heat, and has bright LED lighting. One end has a 16ft x 20ft overhead door and a man door, while the other end has a 12ft x 12ft overhead door and a second man door. There is also an office with windows to the shop area. The lot has a huge area fenced off for RV storage and has an electronic pin pad to open the gate. This storage brings in over \$18,000 in revenue per year. A nice location to start up a new business or expand your existing company.