



4812 50 Street Stettler, Alberta

MLS # A2204766



\$9 per sq.ft.

Division: Downtown West Retail Type: Bus. Type: Sale/Lease: For Lease Bldg. Name: -Bus. Name: Size: 4,318 sq.ft. Zoning: Addl. Cost: Based on Year: **Utilities:** Parking: Lot Size: Lot Feat:

Inclusions: N/A

Heating: Floors:

Roof: **Exterior:**

Water:

Sewer:

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.