

# \$450,000 - 19453 20 Hwy 12, Stettler

MLS® #A2229861

**\$450,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Stettler, Alberta

Located on the east side of Stettler with Highway 12 exposure, this 2.98 acre lot comes with a 3360 sq. ft shop and a fenced RV storage. The area is zoned HWY-MU, so the options are endless. There is power, gas, and a water well. The lot is level and graveled giving you plenty of potential work space and parking space. The shop has a 100 Amp panel, a total of 3 overhead doors, a large, open shop area measuring 42' x 80'. There are 2 offices, a lunch room, a bathroom, a paint room, and a storage room. The RV storage area has an electronic pin pad to open the gate. Stettler's central location offers excellent highway and rail transportation connections. Along with an excellent water supply from the town, Stettler is a viable choice for companies looking to expand or start up new business opportunities. Stettler has an approx. population of 6000 people and the County of Stettler has an additional 5400 people.

Built in 1996

## Essential Information

MLS® #	A2229861
Price	\$450,000
Bathrooms	0.00
Acres	0.00
Year Built	1996
Type	Commercial



Sub-Type	Industrial
Status	Active

### Community Information

Address	19453 20 Hwy 12
Subdivision	NONE
City	Stettler
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 2L0

### Additional Information

Date Listed	June 13th, 2025
Days on Market	57
Zoning	High way mixed use

### Listing Details

Listing Office	RE/MAX 1st Choice Realty
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