

# \$695,000 - 4817 50 Street, Stettler

MLS® #A2236885

**\$695,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown East, Stettler, Alberta

Step into opportunity with this stunning, 3720 sq ft commercial building which offers an immediate income stream through its current tenant. This tenant is a well-established business and is interested in continuing occupancy (cap rate of 7%)--ideal for investors seeking a turn-key asset. Strategically located, this newer building sits on the bustling main street of Stettler, in a vibrant, high-traffic area surrounded by boutiques, caf  s, and professional offices. The building perfectly blends modern design with lasting functionality, boasting eye-catching architecture and beautiful finishes. Masterfully built, this property has natural light, high ceilings, air conditioning, excellent street frontage, and a sleek facade make it as inviting as it is efficient. The building has two offices, a huge storage room, kitchen with modern cabinets and sink, and bathroom. Whether you're expanding your portfolio or securing a long-term income-producing property, this is a rare chance to own premium real estate with a quality retail tenant in place.

Built in 1988

## Essential Information

MLS® #	A2236885
Price	\$695,000
Bathrooms	0.00
Acres	0.00



Year Built	1988
Type	Commercial
Sub-Type	Retail
Status	Active

### Community Information

Address	4817 50 Street
Subdivision	Downtown East
City	Stettler
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 2L0

### Additional Information

Date Listed	July 5th, 2025
Days on Market	64
Zoning	C1

### Listing Details

Listing Office	RE/MAX 1st Choice Realty
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