\$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, cafés, 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 118 Zoning C1

Listing Details

Listing Office RE/MAX 1st Choice Realty

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