

\$699,000 - 4204 50 Avenue, Stettler

MLS® #A2105601

\$699,000

0 Bedroom, 0.00 Bathroom,
Commercial on 6.00 Acres

East Industrial Park, Stettler, Alberta

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.

Essential Information

MLS® #	A2105601
Price	\$699,000
Bathrooms	0.00
Acres	6.00
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	4204 50 Avenue
Subdivision	East Industrial Park
City	Stettler



County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 2L2

Interior

Heating	Natural Gas, Radiant
Cooling	None

Exterior

Roof	Metal
Construction	Metal Siding
Foundation	Slab

Additional Information

Date Listed	February 3rd, 2024
Days on Market	604
Zoning	I

Listing Details

Listing Office	RE/MAX 1st Choice Realty
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.