

# \$1,500,000 - 4609 46 Avenue, Stettler

MLS® #A2191497

**\$1,500,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

East Industrial Park, Stettler, Alberta

Located in the busy community of Stettler, AB in the East Industrial area. This industrial building can be versatile for a variety of different business types. The original design was used to house a micro growing facility but the building was designed with future businesses in mind. The building shop area has a large, open style floor plan with an open mezzanine level above. The building design includes a front staff area with kitchen area (including appliances) and bathroom on the main floor, a boardroom, another bathroom and 2 offices upstairs. The building has multiple extra features including: a professionally monitored security/camera system, built-in water lines, 3 charcoal exhaust units, a large water tank, industrial sized wash sink area, pressure washer and chemical mixer. There is ample space outside in the fenced area for outdoor storage and work. This building is a must see in person to appreciate the potential it has to offer. Stettler has a population of around 5500 people and an additional 5300 within the county. Stettler is located in the Heart of Alberta and is surrounded by multiple smaller towns and villages.

Built in 2020

## Essential Information

MLS® #	A2191497
Price	\$1,500,000



Bathrooms	0.00
Acres	0.00
Year Built	2020
Type	Commercial
Sub-Type	Industrial
Status	Active

### Community Information

Address	4609 46 Avenue
Subdivision	East Industrial Park
City	Stettler
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 2L0

### Exterior

Construction	Concrete
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### Additional Information

Date Listed	February 18th, 2025
Days on Market	183
Zoning	Industrial

### Listing Details

Listing Office	HEARTLAND REAL ESTATE
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