

# \$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 | 138            |
| Zoning         | C1             |

### Listing Details

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

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