

# \$310,000 - 4832 50 Street, Stettler

MLS® #A2142892

**\$310,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown West, Stettler, Alberta

Are you looking for a steady income stream from a well-maintained property? This prime commercial property at 4832 50 Street in the heart of Stettler offers an excellent opportunity for investors seeking a cash-flowing asset with a reputable tenant.

The building has undergone extensive updates, including new exterior painting and a new roof, ensuring its long-term durability and appeal. Situated in a high-visibility location with ample foot and vehicle traffic, this commercial space benefits from its prime placement in a bustling area. The tenant operates a successful non-profit organization, providing a reliable source of rental income. Additionally, the property has minimal operating expenses, further maximizing your return on investment.

This property features ample square footage to support diverse business operations, large display windows that enhance its visibility and attractiveness, and a prime location centrally located in Stettler, offering easy access for local patrons and visitors alike. It also boasts convenient on-site parking for both customers and employees and is located in a high-traffic area, benefiting from a strong community presence and consistent footfall.

This is a rare opportunity to secure a premium commercial property in a vibrant and growing area. With a solid lease agreement in place,



investors can enjoy immediate returns and long-term stability. Don't miss out on this prime investment opportunity at 4832 50 Street.

Built in 1948

### Essential Information

MLS® #	A2142892
Price	\$310,000
Bathrooms	0.00
Acres	0.00
Year Built	1948
Type	Commercial
Sub-Type	Retail
Status	Active

### Community Information

Address	4832 50 Street
Subdivision	Downtown West
City	Stettler
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 2L0

### Interior

Heating	Forced Air, Natural Gas
Cooling	Central Air

### Exterior

Construction	Brick
--------------	-------

### Additional Information

Date Listed	June 21st, 2024
Days on Market	307
Zoning	C1

### Listing Details

Listing Office	eXp 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.