

# \$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 | 320             |
| Zoning         | C1              |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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