\$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 6-acre property in Stettler's East Industrial Park offers excellent space and flexibility for a wide range of business uses. The lot is level, graveled, and easily accessible, with Industrial zoning to suit various commercial operations. The 82 ft x 42 ft shop features durable metal siding and roofing, radiant heat, and bright LED lighting. It includes an office with windows overlooking the shop area to augment your workflow. 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 for convenient access. A large fenced area with an electronic pin-pad gate provides secure RV storage, adding additional functionality and income potential. The property is currently generating \$72,000 per year in rent for the building and lot, plus \$14,400 annually from RV storage, for a total income of \$86,400 per year. An excellent opportunity to launch a new venture, expand your existing business, or invest in a profitable industrial property in a strong central Alberta community.







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 ToC 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 636

Zoning I

Listing Details

Listing Office RE/MAX 1st Choice Realty

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