

# \$799,000 - 4901 50 Street, Stettler

MLS® #A2190052

**\$799,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.21 Acres

Downtown East, Stettler, Alberta

Here we have one of the best spots for retail space in Stettler. This place is sitting right on Main Street where people come from miles around to do their shopping. There has been successful businesses ran out of here for decades. Interior measurements give you over 7400 sq ft of retail space, so the possibilities are endless. The storefront is covered with newer windows that were replaced between 2014 to 2020 for a great spot for displays with all of the foot traffic passing by, and also to let in that natural light. If you are looking for an investment property, then there is the option to have the building split right down the middle without having to do anything too extensive. There are 3 rooftop units for heating and air conditioning. 2 of them were replaced in 2014, and the 3rd around 2013, and there are also 6 ceiling fans to keep that warm air pushed down. In the back of the building there are 2 offices, plenty of storage space, a receiving door, as well as 2 bathrooms, and a lunch room. This area has it's own furnace just to keep those offices nice and toasty. There is parking on 2 sides, as well as a back alley for receiving. The roof was replaced in 2017, and is a rubber EPDM membrane that is supposed to have a life span of 35-40 years. Stettler has a population of around 5500 people and an additional 5300 in the County, not to mention all of the smaller surrounding towns and villages that come here to shop. Whether you're looking for an investment property, or a place to set up shop,



this place is worth having a look.

Built in 1976

### Essential Information

MLS® #	A2190052
Price	\$799,000
Bathrooms	0.00
Acres	0.21
Year Built	1976
Type	Commercial
Sub-Type	Retail
Status	Active

### Community Information

Address	4901 50 Street
Subdivision	Downtown East
City	Stettler
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 2L0

### Interior

Heating	Forced Air, Natural Gas, Overhead Heater(s)
Cooling	Central Air

### Exterior

Roof	Membrane, Rubber
Construction	Brick

### Additional Information

Date Listed	January 23rd, 2025
Days on Market	94
Zoning	C1

### Listing Details

Listing Office	RE/MAX 1st Choice Realty
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