

\$265,000 - 4719 49 Street, Stettler

MLS® #A2089148

\$265,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.15 Acres

Downtown East, Stettler, Alberta

Welcome to an enduring investment opportunity in the heart of downtown Stettler. This robust office building, constructed with longevity in mind, stands proudly on a poured concrete foundation, ensuring stability and durability for years to come.

Step inside to discover a well-designed layout featuring nine offices, providing ample space for a variety of professional endeavors. These offices are not only perfect for traditional business use but also make great treatment rooms for health professionals seeking a central location. A spacious reception area sets the tone for professionalism, complemented by four strategically placed bathrooms for convenience. The inclusion of a laundry area adds a practical touch to the overall functionality of the space.

The full four-foot crawlspace below adds a layer of versatility, providing additional storage or customization options to suit your business needs. With three entrances, this building offers flexibility, making it an ideal space for multiple businesses or collaborative ventures.

Embrace the prime location in downtown Stettler, surrounded by the pulse of the community. Whether you're establishing a new office or expanding your business, seize the opportunity to make this building, the cornerstone of your success. Schedule a viewing today and envision the limitless



possibilities this space holds for your enterprise.

Built in 1978

Essential Information

MLS® #	A2089148
Price	\$265,000
Sold Price	\$220,000
Bathrooms	0.00
Acres	0.15
Year Built	1978
Type	Commercial
Sub-Type	Office
Status	Sold

Community Information

Address	4719 49 Street
Subdivision	Downtown East
City	Stettler
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 2L1

Interior

Heating	Forced Air, Natural Gas
Cooling	Central Air

Exterior

Lot Description	Back Lane, Corner Lot
Roof	Flat
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	November 15th, 2023
Date Sold	August 9th, 2024
Days on Market	268
Zoning	R2

HOA Fees 0.00

Listing Details

Listing Office ROYAL LEPAGE COMMUNITY REALTY

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