

\$265,000 - 5008 50 Avenue, Stettler

MLS® #A2094074

\$265,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.17 Acres

Downtown West, Stettler, Alberta

Here we have a great investment property just half of a block off Main Street Stettler. It is right beside the movie theater, and just a couple doors down from the post office, so there is lots of foot, and vehicle traffic. The electrical was updated in 2018, and there are separate meters for for each space. The main level is commercial that is split in 2, for 2 separate businesses. The west side of the main level has a successful salon and is 1643 square feet. There is a large open area that is great for a salon or retail, as well as a couple rooms, and the lunch room is an actual vault. There is also a 2 piece bathroom, a couple of storage rooms, and the mechanical room. The east side of the building is 981 sq ft, vacant, and has a good sized retail area, as well as a 1 piece bathroom, and a good sized storage area at the back entrance. So this could be a great opportunity to get your own business idea up and running, and have the rest of the tenants pay the bills for you. Upstairs there are 2 apartments. One is 1148 square feet, and the other is 876 square feet. They both have 2 bedrooms, one bathroom, living room, dining, and kitchen. There is also a common area for shared laundry, and a good spot for bikes etc. Outside there is a deck in the back for the residential tenants. Also out back is lots of parking, with plenty enough spaces for the 2 businesses and the 2 apartments up top. If you're in the market for an affordable investment property, then you may want to come have a look at this one.



Essential Information

MLS® #	A2094074
Price	\$265,000
Sold Price	\$260,000
Bathrooms	0.00
Acres	0.17
Type	Commercial
Sub-Type	Mixed Use
Status	Sold

Community Information

Address	5008 50 Avenue
Subdivision	Downtown West
City	Stettler
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 2L0

Additional Information

Date Listed	November 21st, 2023
Date Sold	April 12th, 2024
Days on Market	143
Zoning	C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX 1st Choice Realty
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