

\$785,000 - 5306 51 Avenue, Stettler

MLS® #A2131824

\$785,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Downtown West, Stettler, Alberta

Looking for a place to start up a new business in Stettler? Is your current building bursting at the seams? This is a great opportunity for you to kick off a new business idea, expand and diversify your current operation, or add to your investment portfolio. This attractive commercial property is situated in a prime location right on Highway 56 in Stettler. It gets plenty of high traffic exposure and is easy to access right off the highway. With 5866 sq ft of space, 4 overhead doors all with electric openers, and several man doors, this versatile property has plenty of options for retail, warehouse space, or a variety of other businesses. The interior is white tin, with bright lighting, fans, and forced air heat. The building itself is spotless and has been incredibly well-maintained and has a office space and a bathroom. There is parking in front and on one side. This building was built with the option to split into two as there is another bathroom and mechanical room already roughed-in. The vendor would like to lease the property on a term lease at \$12.00 / sq/ft NNN. Stettler's central location is a viable choice for companies looking to expand or start up new business opportunities and offers excellent highway connections. Stettler has a population of approx. 6000 residents and the County of Stettler has an additional 5300 people.

Built in 2014

Essential Information



MLS® #	A2131824
Price	\$785,000
Sold Price	\$730,000
Bathrooms	0.00
Acres	0.00
Year Built	2014
Type	Commercial
Sub-Type	Warehouse
Status	Sold

Community Information

Address	5306 51 Avenue
Subdivision	Downtown West
City	Stettler
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 2L0

Exterior

Roof	Asphalt
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Additional Information

Date Listed	May 14th, 2024
Date Sold	December 11th, 2024
Days on Market	210
Zoning	C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX 1st Choice Realty
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