

# \$240,000 - 4719 49 Street, Stettler

MLS® #A2174785

**\$240,000**

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® #     | A2174785   |
| Price      | \$240,000  |
| 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                   |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 3 |
|----------------|---|

**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 | October 26th, 2024 |
|-------------|--------------------|

|                |                     |
|----------------|---------------------|
| Date Sold      | November 19th, 2024 |
| Days on Market | 24                  |
| Zoning         | C1                  |
| HOA Fees       | 0.00                |

**Listing Details**

Listing Office            ROYAL LEPAGE COMMUNITY REALTY

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