# \$699,000 - 4204 50 Avenue, Stettler

MLS® #A2105601

## \$699,000

0 Bedroom, 0.00 Bathroom, Commercial on 6.00 Acres

East Industrial Park, Stettler, Alberta

This 6-acre property in Stettler's East Industrial Park offers excellent space and flexibility for a wide range of business uses. The lot is level, graveled, and easily accessible, with Industrial zoning to suit various commercial operations. The 82 ft x 42 ft shop features durable metal siding and roofing, radiant heat, and bright LED lighting. It includes an office with windows overlooking the shop area to augment your workflow. One end has a 16ft x 20ft overhead door and a man door, while the other end has a 12ft x 12ft overhead door and a second man door for convenient access. A large fenced area with an electronic pin-pad gate provides secure RV storage, adding additional functionality and income potential. The property is currently generating \$72,000 per year in rent for the building and lot, plus \$14,400 annually from RV storage, for a total income of \$86,400 per year. An excellent opportunity to launch a new venture, expand your existing business, or invest in a profitable industrial property in a strong central Alberta community.







#### **Essential Information**

MLS® # A2105601 Price \$699,000

Bathrooms 0.00 Acres 6.00

Type Commercial

Sub-Type Industrial Status Active

# **Community Information**

Address 4204 50 Avenue Subdivision East Industrial Park

City Stettler

County Stettler No. 6, County of

Province Alberta
Postal Code ToC 2L2

#### Interior

Heating Natural Gas, Radiant

Cooling None

#### **Exterior**

Roof Metal

Construction Metal Siding

Foundation Slab

#### **Additional Information**

Date Listed February 3rd, 2024

Days on Market 626

Zoning I

## **Listing Details**

Listing Office RE/MAX 1st Choice Realty

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