

\$650,000 - 5002 50 Street, Stettler

MLS® #A2244776

\$650,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Downtown West, Stettler, Alberta

Located at the high-visibility corner of 50th Avenue and 50th Street—Stettler's Main Street—this 6,340 sq. ft. commercial building offers an outstanding investment opportunity. The property is fully rented and demised into 8 individual tenant spaces, providing diverse income streams and reduced vacancy risk. With a current Net Operating Income of \$50,782, this property boasts a strong 7.8% cap rate, making it an attractive option for investors seeking reliable cash flow in a growing community. The building has recently received a facelift, giving it an attractive and refreshed exterior that enhances curb appeal and draws positive attention from both tenants and visitors. In addition to the main and upper level tenant spaces, the basement includes two bathrooms and ample storage, offering added functionality and support for tenant operations. Stettler's Main Street is a thriving hub of activity, lined with caf s, retail shops, and professional offices, contributing to consistent foot traffic and long-term tenant appeal. This central location supports strong local business and makes this property a smart, income-generating asset in one of central Alberta's key service centers.

Built in 1967

Essential Information

MLS® #	A2244776
Price	\$650,000



Bathrooms	0.00
Acres	0.00
Year Built	1967
Type	Commercial
Sub-Type	Business
Status	Active

Community Information

Address	5002 50 Street
Subdivision	Downtown West
City	Stettler
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T4K 1K9

Additional Information

Date Listed	July 31st, 2025
Days on Market	2
Zoning	C1

Listing Details

Listing Office	RE/MAX 1st Choice Realty
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