



**GRASSROOTS**  
REALTY GROUP

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19453 20 HWY 12  
Stettler, Alberta

MLS # A2229861



**\$450,000**

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	3,360 sq.ft.
Zoning:	High way mixed use

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

Located on the east side of Stettler with Highway 12 exposure, this 2.98 acre lot comes with a 3360 sq. ft shop and a fenced RV storage. The area is zoned HWY-MU, so the options are endless. There is power, gas, and a water well. The lot is level and graveled giving you plenty of potential work space and parking space. The shop has a 100 Amp panel, a total of 3 overhead doors, a large, open shop area measuring 42' x 80'. There are 2 offices, a lunch room, a bathroom, a paint room, and a storage room. The RV storage area has an electronic pin pad to open the gate. Stettler's central location offers excellent highway and rail transportation connections. Along with an excellent water supply from the town, Stettler is a viable choice for companies looking to expand or start up new business opportunities. Stettler has an approx. population of 6000 people and the County of Stettler has an additional 5400 people.