



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

4817 50 Street  
Stettler, Alberta

MLS # A2236885



**\$679,000**

Division: Downtown East

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,720 sq.ft.

Zoning: C1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: built in vacuum

Step into opportunity with this stunning, 3720 sq ft commercial building which offers an immediate income stream through its current tenant. This tenant is a well-established business and is interested in continuing occupancy (cap rate of 7%)--ideal for investors seeking a turn-key asset. Strategically located, this newer building sits on the bustling main street of Stettler, in a vibrant, high-traffic area surrounded by boutiques, caf&eacute;s, and professional offices. The building perfectly blends modern design with lasting functionality, boasting eye-catching architecture and beautiful finishes. Masterfully built, this property has natural light, high ceilings, air conditioning, excellent street frontage, and a sleek facade make it as inviting as it is efficient. The building has two offices, a huge storage room, kitchen with modern cabinets and sink, and bathroom. Whether you're expanding your portfolio or securing a long-term income-producing property, this is a rare chance to own premium real estate with a quality retail tenant in place.