



GRASSROOTS
REALTY GROUP

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**5002 50 Street
Stettler, Alberta**

MLS # A2244776



\$629,000

Division: Downtown West

Type: Business

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 6,340 sq.ft.

Zoning: C1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

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 cafés, 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.