



**GRASSROOTS**  
REALTY GROUP

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

**4832 50 Street  
Stettler, Alberta**

**MLS # A2245688**



**\$310,000**

**Division:** Downtown West

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 6,558 sq.ft.

**Zoning:** C1

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** -

**Exterior:** Brick

**Water:** -

**Sewer:** -

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

Looking for a reliable income stream from a well-maintained, centrally located commercial property? Welcome to 4832 50 Street in the heart of Stettler—an outstanding investment opportunity offering consistent cash flow and long-term stability. This high-visibility building has seen numerous upgrades, including fresh exterior paint and a new roof, ensuring long-term durability and low maintenance. Located on a bustling street with strong foot and vehicle traffic, the property is home to a long-term tenant with an excellent reputation in the community—a successful non-profit organization that adds credibility and reliability to your investment. With minimal operating costs and a solid lease agreement in place, this property is a truly turn-key investment. It offers generous square footage suitable for a variety of commercial uses, large display windows that enhance street presence, and on-site parking for both customers and staff. The central location provides easy access and strong visibility, making it a staple within Stettler's growing commercial core. Don't miss this rare opportunity to own a premium commercial property with a dependable tenant, low overhead, and strong long-term potential.