



GRASSROOTS
REALTY GROUP

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**4708 41 Street
Stettler, Alberta**

MLS # A2275407

\$550,000



Division: East Industrial Park

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 6,400 sq.ft.

Zoning: Industrial

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 1.24 Acres

Sewer: -

Lot Feat: -

Inclusions: As Is, Where is

Discover exceptional potential in this 6,400 sq. ft. commercial property designed to support a wide range of business operations. The building is divided into two separate units. One side features 9 offices, a boardroom, kitchen space, and a large reception area, while the second unit offers 5 offices, a boardroom, and its own reception area. A 40' x 60' shop at the back includes two additional offices, providing excellent space for storage, operations, or customization. The fenced yard space adds further functionality. An ideal opportunity for owner-occupiers or investors seeking flexibility and room to grow.