



**GRASSROOTS**  
REALTY GROUP

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

**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.