



**GRASSROOTS**  
REALTY GROUP

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**4204 50 Avenue  
Stettler, Alberta**

**MLS # A2275476**



**\$649,000**

**Division:** East Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,444 sq.ft.

**Zoning:** I

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

This well-positioned 6-acre industrial property in Stettler's East Industrial Park offers exceptional versatility and income potential. The level, gravelled lot is easily accessible and features Industrial zoning, making it suitable for a wide range of commercial and industrial uses. On site is a solid 82 ft x 42 ft shop constructed with durable metal siding and roofing. The building is equipped with radiant heat and bright LED lighting, creating an efficient and comfortable workspace. An enclosed office with windows overlooking the shop floor enhances workflow and supervision. Access is convenient with two overhead doors, including a 16 ft x 20 ft door with a man door on one end, and a 12 ft x 12 ft overhead door with a second man door on the opposite end. The lot includes a large, fenced compound with a secure electronic pin-pad gate, currently used for RV storage. This feature adds valuable functionality and additional revenue potential. The property generates strong income, with approximately \$72,000 per year from the building and yard lease, plus an additional \$14,400 annually from RV storage, for a total annual income of \$86,400. An excellent opportunity for investors, owner-operators, or businesses seeking expansion, this property combines space, functionality, and consistent revenue in a thriving central Alberta industrial location.