



**5001 50 Street
Stettler, Alberta**

MLS # A2278426



\$999,000

Division: Downtown West

Type: Hotel/Motel

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 18,027 sq.ft.

Zoning: C-1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: The seller will provide asset/equipment list.

Stettler County is emerging as a key player in Alberta's renewable energy landscape, with major projects like the Red Willow and Stettler Solar initiatives integrating lithium-ion battery storage systems. While not a lithium extraction site, the region is actively supporting the growing demand for clean energy and advanced energy storage solutions—positioning itself as a future-ready hub in Alberta's energy transition. This property features a total of 23 rentable rooms. It includes two spacious two-bedroom apartments, nine kitchenette rooms for workers, one two-bedroom suite, and eight small rooms for locals. Additional amenities include seven VLTs, a meeting room, a bar, and a restaurant space with a fully equipped commercial kitchen. The property has undergone extensive renovations and upgrades, including a brand-new roof completed this year. Located in a prime area of town, it offers a stable income and excellent investment potential. New roofing and eavestroughs were recently installed.