



GRASSROOTS
REALTY GROUP

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**4810 50 Street
Stettler, Alberta**

MLS # A2281901



\$12 per sq.ft.

Division: Downtown West

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 3,747 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

This expansive commercial property on main street in Stettler features a visually appealing and versatile layout suitable for a variety of business styles. The interior blends industrial and modern design, highlighted by exposed beams and ductwork in the high ceilings. Large windows fill the space with natural light for an open, airy feel. This property is partitioned into two main spaces, each with their own front and back doors. The south side has an open area with polished concrete floors, making the space well suited for retail or event use. There is an existing bar with stainless steel commercial sinks, plenty of counterspace, and display shelving. This space currently has two tables with built in seating. The kitchen area adjacent is ready for development. An arched doorway leads you to a bright space with warm wood-look flooring and windows along the front. This could potentially provide a comfortable setting for retail, offices, or meeting areas. Beyond this is another space with marble-look flooring for even more flexibility. There is a large office or storage room as well as a comfortable washroom just around the corner. The hall, which divides the two main spaces, has storage room with shelving and two modern washrooms. With its blend of open concept areas and private rooms, this property can easily accommodate creative studios, professional offices, retail operations, or multi-use commercial ventures. The landlord is open to demising the space with an acceptable lease.