



4824 50 Street
Stettler, Alberta

MLS # A2286340



\$459,000

Division: Downtown West

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,303 sq.ft.

Zoning: C1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: fridge x 3, stove x2, dishwasher, washer x2, dryer x2, freezers x2, Restaurant: 2 fridges, 2 sandwich bars, 2 freezers, dishwasher, flat top grill, stove, 2 deep fryers, 2 mini fridges, kegerator

Solid Mixed-Use Investment on Main Street in Stettler This well-located mixed-use building sits right on busy Main Street in Stettler and offers strong visibility and reliable income. The ground level features a restaurant and retail space, both currently leased, making this a true turnkey opportunity. Upstairs, you’ll find two renovated residential units—a 2-bedroom and a 3-bedroom—both rented and well maintained. Updates add comfort for tenants and peace of mind for owners. With a great mix of commercial and residential tenants in a high-traffic location, this property is a smart addition to any investment portfolio.