



**GRASSROOTS**  
REALTY GROUP

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**4204 50 Avenue  
Stettler, Alberta**

**MLS # A2105601**



**\$699,000**

**Division:** East Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

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

**Zoning:** I

**Heating:** Natural Gas, Radiant

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Metal

**Utilities:** -

**Exterior:** Metal Siding

**Parking:** -

**Water:** -

**Lot Size:** 6.00 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

This is a large, 6 acre lot in the East Industrial Park in Stettler. It is zoned Industrial so is ideal for a variety of businesses. It is level, graveled and is easily accessible. The 82ft x 42ft shop has metal siding and roof, is heated with radiant heat, and has bright LED lighting. One end has a 16ft x 20ft overhead door and a man door, while the other end has a 12ft x 12ft overhead door and a second man door. There is also an office with windows to the shop area. The lot has a huge area fenced off for RV storage and has an electronic pin pad to open the gate. This storage brings in over \$18,000 in revenue per year. A nice location to start up a new business or expand your existing company.