



**GRASSROOTS**  
REALTY GROUP

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**4814 49 Street  
Stettler, Alberta**

**MLS # A2142005**

**\$689,000**



**Division:** Downtown East

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 10,592 sq.ft.

**Zoning:** C1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** 6 fridges, 5 stoves, 5 washers, 5 dryers

This is a unique opportunity to invest in a mixed-use property in downtown Stettler, AB. These are condo units and include an office space, studio space, and 5 apartments. The office space on the ground level is currently used as a salon. This space has a separate entrance and windows across the front side of the building. Downstairs there is a lunchroom, washroom, and a space currently used as a dance studio. The studio has 3 large rooms, lobby/viewing area, storage room, and washroom/change room. There are 4 residential apartments upstairs and 1 on the main floor. Each apartment has a spacious living room, kitchen, bedroom, bathroom, and laundry room. The upstairs apartments have their own balcony. This property has titled parking on the west side for the residents. Street parking is available for clients and visitors as well. This property is perfect for new and experienced investors as there is existing income coming from the businesses and residences. All units are currently occupied. This property is in a convenient location for business owners and residents as it is just a block off of main street. Stettler's main street is anchored by boutique shops, coffee shops, professional services, and grocery stores.