



**GRASSROOTS**  
REALTY GROUP

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**4702 58 Street  
Stettler, Alberta**

**MLS # A2152975**



**\$700,000**

**Division:** NONE

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,204 sq.ft.

**Zoning:** C2: Highway Commercial Di

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Call lister directly

The Town of Stettler is located approximately 80 km east of Red Deer, Alberta and a short drive from both Edmonton and Calgary. The town's economy is based primarily on agriculture and oil and gas manufacturing. Stettler is home to around 5,700 residents. The Subject property has excellent regional and local access via 57 Street (Highway 56) and 47 Avenue (Highway 12). The site benefits from three points of ingress/egress from 48 Avenue, 57 Street and 47 Avenue. Kentucky Fried was established more than 75 years ago. Today KFC operates 23,000 restaurants in over 140 countries and territories around the world, including over 600 in Canada. Excellent exposure at the intersection of 57 Street and 47 Avenue with multiple points of access and egress.