



GRASSROOTS
REALTY GROUP

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**6910 50 Avenue
Stettler, Alberta**

MLS # A2168231



\$2,500,000

Division: Railside

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 18,167 sq.ft.

Zoning: C2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Negotiable

Here is an opportunity to own 18,000 sq ft of commercial space situated in a prime location at the west entrance to Stettler. Right on Highway 12, this building has excellent traffic exposure with well over 14,000 VPD. Your close neighbors include Walmart, Canadian Tire, McDonald's, Tim Hortons, and the Stettler Mall. Built in 1991, this building showcases high construction quality and ongoing maintenance (with maintenance records available upon request). This building is currently used as an office area, which could be demised or opened up for a variety of purposes. The building has already been separated into two sections via security doors, offering more options for tenants. In total, there are 14 offices with exterior windows as well as a number of interior offices and workspaces. There is an inviting lobby, conference rooms, four large workspaces, three lunch rooms (one with a full kitchen), a lounge, an outside patio area, and two sets of washrooms. The building is complete with an indoor, 40' x 30' heated loading area with dock and two overhead doors. There is a backup generator and battery backup system, multiple server rooms with extensive data cabling already installed, and a multi-layered security system in place. Outside, this property has quick and convenient, ground-level access with lighted and paved visitor parking in front and staff parking at the back. With excellent highway connections, Stettler's central location is a viable choice for companies looking to expand or start up new business opportunities. Stettler has a population of approx. 6,000 residents and the County of Stettler has an additional 5,300 people.