

1-833-477-6687 aloha@grassrootsrealty.ca

## 4609 46 Avenue Stettler, Alberta

**Heating:** 

Floors:

Roof:

**Exterior:** 

Water:

Sewer:

details.

Inclusions:

Concrete

MLS # A2191497



\$1,500,000

Industrial

Division:

East Industrial Park

Type: **Bus. Type:** For Sale Sale/Lease: Bldg. Name: -Bus. Name: Size: 5,424 sq.ft. Zoning: Industrial Addl. Cost: Based on Year: **Utilities:** Parking: Lot Size: Lot Feat: See the attached equipment list. Note, the selling price is for the empty building. The equipment can be purchased - ask seller agent for

Located in the busy community of Stettler, AB in the East Industrial area. This industrial building can be versatile for a variety of different business types. The original design was used to house a micro growing facility but the building was designed with future businesses in mind. The building shop area has a large, open style floor plan with an open mezzanine level above. The building design includes a front staff area with kitchen area (including appliances) and bathroom on the main floor, a boardroom, another bathroom and 2 offices upstairs. The building has multiple extra features including: a professionally monitored security/camera system, built-in water lines, 3 charcoal exhaust units, a large water tank, industrial sized wash sink area, pressure washer and chemical mixer. There is ample space outside in the fenced area for outdoor storage and work. This building is a must see in person to appreciate the potential is has to offer. Stettler has a population of around 5500 people and an additional 5300 within the county. Stettler is located in the Heart of Alberta and is surrounded by multiple smaller towns and villages.