

\$2,500,000 - 6910 50 Avenue, Stettler

MLS® #A2168231

\$2,500,000

0 Bedroom, 0.00 Bathroom, 18,167 sqft

Office on 0.00 Acres

Railside, Stettler, Alberta

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, McDonaldâ€™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, 40â€™ x 30â€™ 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. (id:6289)

Built in 1991

Essential Information

Listing #	A2168231
Price	\$2,500,000
Bathrooms	0.00
Square Footage	18,167
Acres	0.00
Year Built	1991
Type	Office

Community Information

Address	6910 50 Avenue
Subdivision	Railside
City	Stettler
Province	Alberta
Postal Code	T0C2L2

Listing Details

Listing Office RE/MAX 1st Choice Realty



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Listing information last updated on October 25th, 2025 at 10:31pm PDT