

\$999,000 - 4805 75 Street, Stettler

MLS® #A2243236

\$999,000

0 Bedroom, 0.00 Bathroom, 6,020 sqft

Retail on 1.75 Acres

Westgate, Stettler, Alberta

This is an exceptional opportunity to own a meticulously maintained 6,020 sq. ft. commercial building with unbeatable visibility along busy Highway 12. Situated on 1.75 acres within Stettler's town limits, this high-exposure west-side property boasts a newly paved parking lot and excellent access for both customers and deliveries. Constructed with durable steel frame, metal siding, and a metal roof, the building is built for longevity and minimal upkeep. An interior ceiling height of 22'6" allows for a wide range of business uses. Heating and air conditioning are efficiently handled by rooftop HVAC units. This building is currently divided into two retail units, each with large storefront windows, separate entrances, rear storage, and private washrooms. One unit includes a kitchen area, while the other offers a second-floor office—enhancing its utility and rental value. Tenants are currently under term lease. Whether you are an investor looking for a well-positioned asset with strong tenant appeal or an owner-occupier seeking the option to lease out one side for supplemental revenue—this property offers the flexibility, visibility, and quality construction to support your goals. (id:6289)

Built in 2015

Essential Information

Listing # A2243236



Price	\$999,000
Bathrooms	0.00
Square Footage	6,020
Acres	1.75
Year Built	2015
Type	Retail

Community Information

Address	4805 75 Street
Subdivision	Westgate
City	Stettler
Province	Alberta
Postal Code	T0C2L0

Amenities

Utilities	Electricity, Natural Gas
Parking Spaces	10

Interior

Heating	Natural gas Forced air
Cooling	Central air conditioning

Exterior

Construction	Steel frame
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Listing Details

Listing Office	RE/MAX 1st Choice Realty
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