

# \$310,000 - 4832 50 Street, Stettler

MLS® #A2245688

**\$310,000**

0 Bedroom, 0.00 Bathroom, 6,558 sqft

Retail on 0.00 Acres

Downtown West, Stettler, Alberta

Looking for a reliable income stream from a well-maintained, centrally located commercial property? Welcome to 4832 50 Street in the heart of Stettler—an outstanding investment opportunity offering consistent cash flow and long-term stability. This high-visibility building has seen numerous upgrades, including fresh exterior paint and a new roof, ensuring long-term durability and low maintenance. Located on a bustling street with strong foot and vehicle traffic, the property is home to a long-term tenant with an excellent reputation in the community—a successful non-profit organization that adds credibility and reliability to your investment. With minimal operating costs and a solid lease agreement in place, this property is a truly turn-key investment. It offers generous square footage suitable for a variety of commercial uses, large display windows that enhance street presence, and on-site parking for both customers and staff. The central location provides easy access and strong visibility, making it a staple within Stettler's growing commercial core. Don't miss this rare opportunity to own a premium commercial property with a dependable tenant, low overhead, and strong long-term potential. (id:6289)

Built in 1948

## Essential Information

Listing #                      A2245688





Price	\$310,000
Bathrooms	0.00
Square Footage	6,558
Acres	0.00
Year Built	1948
Type	Retail

### Community Information

Address	4832 50 Street
Subdivision	Downtown West
City	Stettler
Province	Alberta
Postal Code	T0C2L0

### Interior

Heating	Natural gas Forced air
Cooling	Central air conditioning

### Exterior

Exterior	Brick
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### Listing Details

Listing Office	eXp Realty
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