

\$149,900 - 4204 38a Streetclose, Rural Stettler No. 6, County Of

MLS® #A2266443

\$149,900

0 Bedroom, 0.00 Bathroom,
Vacant Land on 1.06 Acres

N/A, Rural Stettler No. 6, County Of, Alberta

Here's an excellent opportunity to secure a 1.06-acre lot located right on the edge of the Town of Stettler in the Highway Mixed Use District. With approximately 50 meters of direct Highway 12 frontage, this property offers outstanding visibility and accessibility for your business. The lot provides ample space for semi-truck access and maneuvering, making it ideal for operations that require room for large vehicles or equipment. All utilities are conveniently located at the lot line, including electricity, natural gas, water, and sewer — ready for your development plans. This area already features several established businesses such as an outdoor supply store, gas station, and vehicle sales and service shop, and a vehicle detailing shop, contributing to a strong commercial environment. With Stettler's population of 5,695 and an additional 5,893 residents in the surrounding County, your business can benefit from both local and regional traffic. Whether you're looking to expand, relocate, or start something new, this highway-front property offers the exposure and infrastructure to make it happen. (id:6289)



Essential Information

Listing #	A2266443
Price	\$149,900

Bathrooms	0.00
Acres	1.06
Type	Vacant Land
Sub-Type	Freehold

Community Information

Address	4204 38a Streetclose
Subdivision	N/A
City	Rural Stettler No. 6, County Of
Province	Alberta
Postal Code	T0C2L0

Listing Details

Listing Office	RE/MAX 1st Choice Realty
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