

# \$699,000 - 4204 50 Avenue, Stettler

MLS® #A2105601

**\$699,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 6.00 Acres

East Industrial Park, Stettler, Alberta

This is a large, 6 acre lot in the East Industrial Park in Stettler. It is zoned Industrial so is ideal for a variety of businesses. It is level, graveled and is easily accessible. The 82ft x 42ft shop has metal siding and roof, is heated with radiant heat, and has bright LED lighting. One end has a 16ft x 20ft overhead door and a man door, while the other end has a 12ft x 12ft overhead door and a second man door. There is also an office with windows to the shop area. The lot has a huge area fenced off for RV storage and has an electronic pin pad to open the gate. This storage brings in over \$18,000 in revenue per year. A nice location to start up a new business or expand your existing company.

## Essential Information

MLS® #	A2105601
Price	\$699,000
Bathrooms	0.00
Acres	6.00
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address	4204 50 Avenue
Subdivision	East Industrial Park
City	Stettler



County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 2L2

### Interior

Heating	Natural Gas, Radiant
Cooling	None

### Exterior

Roof	Metal
Construction	Metal Siding
Foundation	Slab

### Additional Information

Date Listed	February 3rd, 2024
Days on Market	528
Zoning	I

### Listing Details

Listing Office	RE/MAX 1st Choice Realty
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