

**4805 75 Street
Stettler, Alberta**

MLS # A2243236



\$999,000

Division:	Westgate
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	6,020 sq.ft.
Zoning:	C2

Heating:	Forced Air, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Flat Torch Membrane	Utilities:	Electricity Connected, Natural Gas Connected
Exterior:	Metal Frame	Parking:	-
Water:	Public	Lot Size:	1.75 Acres
Sewer:	Public Sewer	Lot Feat:	-
Inclusions:	N/A		

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.