

**4810 44 Avenue
Stettler, Alberta**

MLS # A2279629



\$11 per sq.ft.

Division: East Industrial Park

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 3,500 sq.ft.

Zoning: I

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/a

Offered for lease is a commercially zoned lot with building, ideally located on the southeast side of Stettler with excellent exposure just off the Highway 12 service road. This versatile property is well suited for a wide range of business uses and offers easy access along with ample on-site parking. The 0.51-acre lot features plenty of level, graveled parking at the front, making it convenient for customers and staff alike. The building is constructed with durable metal siding and roofing, a concrete floor, and is equipped with in-floor heat for efficient year-round comfort. Inside the front entrance, you'll find a spacious and welcoming area ideal for retail, showroom, or customer-facing operations, with good natural light from windows across the front. This area includes slatwall display panels on several walls, an office, and a bathroom, providing a functional and professional setup for daily operations. At the rear of the building is a 21' x 50' shop with two overhead doors, man doors, floor drains, and metal-clad walls and ceiling, making it well suited for mechanical, service, or light industrial use. Above the shop is an 8' x 50' mezzanine, accessible from both sides, offering additional storage or workspace. Here there is more slatwall display space, an 18' x 22' open work area, a change room, a 10' x 17' office, and an 11' x 18' storage room toward the back. The mezzanine is heated by a dedicated furnace, ensuring comfort throughout the space. Behind the shop, the property offers a gated and fenced storage compound measuring approximately 7,500 sq. ft., ideal for secure outdoor storage, equipment, or inventory. With Stettler's central Alberta location, strong highway connections, and a trade area supported by approximately 6,000 town residents plus an additional 5,300 in the

surrounding county, this property presents an excellent opportunity for businesses looking to establish, expand, or relocate.