\$1,500,000 - 4609 46 Avenue, Stettler

MLS® #A2191497

\$1,500,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

East Industrial Park, Stettler, Alberta

Located in the busy community of Stettler, AB in the East Industrial area. This industrial building can be versatile for a variety of different business types. The original design was used to house a micro growing facility but the building was designed with future businesses in mind. The building shop area has a large, open style floor plan with an open mezzanine level above. The building design includes a front staff area with kitchen area (including appliances) and bathroom on the main floor, a boardroom, another bathroom and 2 offices upstairs. The building has multiple extra features including: a professionally monitored security/camera system, built-in water lines, 3 charcoal exhaust units, a large water tank, industrial sized wash sink area, pressure washer and chemical mixer. There is ample space outside in the fenced area for outdoor storage and work. This building is a must see in person to appreciate the potential is has to offer. Stettler has a population of around 5500 people and an additional 5300 within the county. Stettler is located in the Heart of Alberta and is surrounded by multiple smaller towns and villages.







Built in 2020

Essential Information

MLS® # A2191497 Price \$1,500,000 Bathrooms 0.00 Acres 0.00 Year Built 2020

Type Commercial
Sub-Type Industrial
Status Active

Community Information

Address 4609 46 Avenue

Subdivision East Industrial Park

City Stettler

County Stettler No. 6, County of

Province Alberta
Postal Code T0C 2L0

Exterior

Construction Concrete

Additional Information

Date Listed February 18th, 2025

Days on Market 259

Zoning Industrial

Listing Details

Listing Office HEARTLAND REAL ESTATE

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