

\$310,000 - 4832 50 Street, Stettler

MLS® #A2245688

\$310,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Downtown West, Stettler, Alberta

Looking for a reliable income stream from a well-maintained, centrally located commercial property? Welcome to 4832 50 Street in the heart of Stettler—an outstanding investment opportunity offering consistent cash flow and long-term stability.

This high-visibility building has seen numerous upgrades, including fresh exterior paint and a new roof, ensuring long-term durability and low maintenance. Located on a bustling street with strong foot and vehicle traffic, the property is home to a long-term tenant with an excellent reputation in the community—a successful non-profit organization that adds credibility and reliability to your investment.

With minimal operating costs and a solid lease agreement in place, this property is a truly turn-key investment. It offers generous square footage suitable for a variety of commercial uses, large display windows that enhance street presence, and on-site parking for both customers and staff. The central location provides easy access and strong visibility, making it a staple within Stettler's growing commercial core.

Don't miss this rare opportunity to own a premium commercial property with a dependable tenant, low overhead, and strong long-term potential.

Built in 1948



Essential Information

MLS® #	A2245688
Price	\$310,000
Bathrooms	0.00
Acres	0.00
Year Built	1948
Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

Address	4832 50 Street
Subdivision	Downtown West
City	Stettler
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 2L0

Interior

Heating	Forced Air, Natural Gas
Cooling	Central Air

Exterior

Construction	Brick
--------------	-------

Additional Information

Date Listed	August 4th, 2025
Days on Market	95
Zoning	C1

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.