



4832 50 Street , Stettler, Alberta - \$310,000



Main Photo

Property Description

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.

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