

\$2,500,000 - 6910 50 Avenue, Stettler

MLS® #A2168231

\$2,500,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Railside, Stettler, Alberta

Here is an opportunity to own 18,000 sq ft of commercial space situated in a prime location at the west entrance to Stettler. Right on Highway 12, this building has excellent traffic exposure with well over 14,000 VPD. Your close neighbors include Walmart, Canadian Tire, McDonald's, Tim Hortons, and the Stettler Mall. Built in 1991, this building showcases high construction quality and ongoing maintenance (with maintenance records available upon request). This building is currently used as an office area, which could be demised or opened up for a variety of purposes. The building has already been separated into two sections via security doors, offering more options for tenants. In total, there are 14 offices with exterior windows as well as a number of interior offices and workspaces. There is an inviting lobby, conference rooms, four large workspaces, three lunch rooms (one with a full kitchen), a lounge, an outside patio area, and two sets of washrooms. The building is complete with an indoor, 40' x 30' heated loading area with dock and two overhead doors. There is a backup generator and battery backup system, multiple server rooms with extensive data cabling already installed, and a multi-layered security system in place. Outside, this property has quick and convenient, ground-level access with lighted and paved visitor parking in front and staff parking at the back. With excellent highway connections, Stettler's central location is a viable choice for companies looking to



expand or start up new business opportunities.
Stettler has a population of approx. 6,000 residents and the County of Stettler has an additional 5,300 people.

Built in 1991

Essential Information

MLS® #	A2168231
Price	\$2,500,000
Bathrooms	0.00
Acres	0.00
Year Built	1991
Type	Commercial
Sub-Type	Office
Status	Active

Community Information

Address	6910 50 Avenue
Subdivision	Railside
City	Stettler
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 2L2

Additional Information

Date Listed	September 25th, 2024
Days on Market	333
Zoning	C2

Listing Details

Listing Office	RE/MAX 1st Choice 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.