

\$3,240 - 4818 B 62 Street, Stettler

MLS® #A1156426

\$3,240

0 Bedroom, 0.00 Bathroom,
Commercial on 0 Acres

Rosedale, Stettler, Alberta

This is an incredible commercial opportunity in a prime location for retail, restaurant, showroom, or office space. Right on Highway 12, this property has excellent traffic exposure with well over 14000 VPD. Located on the west end of Stettler, the building's main floor has 2912 sq ft with a wide open area and high 16' ceilings, giving you the freedom to design for your specific needs. There is a kitchen area with sink, plenty of counter space, and cabinets. There are 2 modern and spacious bathrooms as well. The building has an additional 274 sq ft of mezzanine overlooking the main floor. This well-constructed building has A/C, ground-level access, two sets of full glass double doors, and tinted windows on 3 sides, offering a brilliant view of Stettler. The lot has quick and convenient access for clients and staff and paved parking in front of the building. Your close neighbors include Jensen Interiors, Co-op Gas Bar, Automotive Buy & Sell, Walmart, and Canadian Tire. Stettler's central location is a viable choice for companies looking to expand or start up new business opportunities and offers excellent highway connections. Stettler has a population of 5952 residents and the County of Stettler has an additional 5322 people. This is a 5 year escalating lease with an additional 5 year option that will help you start or grow your business. Triple net lease.

Year 1 - \$26,400 base rent (\$2200 monthly) +
gst



Year 2 - \$32,400 base rent (\$2700 monthly) +
gst
Year 3 - \$39,600 base rent (\$3300 monthly) +
gst
Year 4 - \$45,600 base rent (\$3800 monthly) +
gst
Year 5 - \$50,400 base rent (\$4200 monthly) +
gst

Built in 2015

Essential Information

MLS® #	A1156426
Price	\$3,240
Bathrooms	0.00
Acres	0.00
Year Built	2015
Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

Address	4818 B 62 Street
Subdivision	Rosedale
City	Stettler
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 2L0

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	6

Interior

Heating	Forced Air, Natural Gas
Cooling	Central Air

Exterior

Roof	Asphalt, Membrane
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Foundation Slab

Additional Information

Date Listed October 29th, 2021

Days on Market 82

Zoning C2

Listing Details

Listing Office Courtesy Of RE/MAX 1st Choice Realty

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