



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**5010 50 Street  
Stettler, Alberta**

**MLS # A2262535**



**\$225,000**

**Division:** Downtown West

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,433 sq.ft.

**Zoning:** C1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** shelving units, all window coverings

Set in the heart of Stettler's busy Main Street, this inviting commercial space is surrounded by the busy retail shops, cafes, and professional businesses that make up the town's thriving core. It is a wonderful opportunity for a small business owner who wants to be part of a friendly, supportive community where people love to shop local. Inside, you will find a fresh, modern interior with excellent flow. The layout includes a welcoming lobby and reception area, a large open area perfect for client interaction or retail display, and a counter with sink and tile backsplash—perfect for creative or service-based businesses. There are three private offices and a spacious bathroom on the main floor, offering both functionality and comfort. Toward the back, an exposed brick wall adds charm and separates the storage and kitchen area from the main space. Downstairs provides plenty of additional storage and another washroom, making it easy to keep things organized and running smoothly. Behind the building, there is convenient staff parking and easy access for deliveries. Whether you are ready to open your first storefront. Looking to move your growing business into a place of your own, or searching for a solid investment opportunity, this Main Street building offers the perfect mix of character, practicality, and community connection.