



GRASSROOTS
REALTY GROUP

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4824 50 Street
Stettler, Alberta

MLS # A2286340



\$459,000

Division:	Downtown West
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	4,303 sq.ft.
Zoning:	C1

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-

Inclusions: fridge x 3, stove x2, dishwasher, washer x2, dryer x2, freezers x2, Restaurant: 2 fridges, 2 sandwich bars, 2 freezers, dishwasher, flat top grill, stove, 2 deep fryers, 2 mini fridges, kegerator

Solid Mixed-Use Investment on Main Street in Stettler This well-located mixed-use building sits right on busy Main Street in Stettler and offers strong visibility and reliable income. The ground level features a restaurant and retail space, both currently leased, making this a true turnkey opportunity. Upstairs, you’ll find two renovated residential units—a 2-bedroom and a 3-bedroom—both rented and well maintained. Updates add comfort for tenants and peace of mind for owners. With a great mix of commercial and residential tenants in a high-traffic location, this property is a smart addition to any investment portfolio.