



GRASSROOTS
REALTY GROUP

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**7501 50 Avenue
Stettler, Alberta**

MLS # A2292074



\$450,000

Division: Westgate

Lot Size: 2.24 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: C2

Water: -

Sewer: -

Utilities: -

A rare opportunity to secure a ready-to-develop commercial lot in one of Central Alberta's most welcoming communities. Situated on the west edge of town along Highway 12, this commercially zoned property offers convenient access to major routes via a nearby service road, making it ideal for a variety of business ventures. This spacious 2.24 acre property features a level lot with ample room for development, parking, and storage. With groundwork already prepped and services available at the lot line, the site is ready for a new build. Its zoning allows for a wide range of commercial possibilities, making it an excellent option for investors, start-ups, or established businesses looking to relocate or expand. A number of prominent businesses nearby add to the appeal of this location, providing a strong commercial presence in the area. Whether you are planning to build, invest, or establish your next venture, this property offers the space, accessibility, and potential to bring your vision to life. Stettler is proudly known as the "Heart of Alberta", with industries in agriculture, oil and gas, and a wide range of related service industries. The community also boasts a vibrant local retail and service sector. Conveniently located less than an hour from both Red Deer and Camrose, Stettler offers excellent regional connectivity. Highway 12 serves as the primary east-west corridor for economic activity, transportation, and tourism throughout Central Alberta.