



**GRASSROOTS**  
REALTY GROUP

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4817 50 Street  
Stettler, Alberta

MLS # A2303352



**\$120,000**

Division: Downtown East

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,720 sq.ft.

Zoning: C1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: All furnishings, and store equipment present during 3D tour

An exciting opportunity to own an established women's shoe and clothing boutique in the heart of Stettler. Ideally situated on a busy main street, this business benefits from excellent visibility and steady foot traffic, surrounded by a strong mix of professional and retail neighbours that help anchor the area. This well-curated boutique offers a diverse selection of women's footwear, apparel, accessories, and giftware, catering to a loyal local customer base while also drawing in visitors seeking quality retail options. The sale includes a complete turnkey package, featuring inventory (to be adjusted upon closing) and all essential operational assets: display furniture, racking, décor elements, mannequins, office furniture, point-of-sale equipment, computers, and TV screens—everything needed to step in and continue operations seamlessly. The buyer will assume the current lease, allowing for continuity in this desirable and established location. Whether you are an entrepreneur looking to be hands-on in a local business or an investor seeking to expand your portfolio with a retail operation, this opportunity offers both stability and growth potential in a supportive community.