



#10 19447 HWY 12
Rural Stettler No. 6, County of, Alberta

MLS # A2306985



\$850,000

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	1,150 sq.ft.
Zoning:	High way mixed use distri

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

Inclusions: All office fixtures, and furniture

Position your business for success with this versatile 6.6-acre commercial property ideally located on the south-east edge of Stettler in a well-established industrial area just off Highway 12. With excellent accessibility and room to grow, this property is perfectly suited for expanding operations, new ventures, or portfolio investment. The site features a level, graveled, and partially fenced yard, offering exceptional usability for equipment storage, fleet operations, or future development. The entrance is landscaped on one side, with mature spruce trees adding a professional and welcoming touch. The fully furnished office building spans over 1,400 sq ft and is thoughtfully designed for productivity and comfort. A bright reception area with a custom front desk creates a strong first impression, while three spacious offices feature solid oak built-in cabinetry and ample workspace—ideal for team-based operations. The building also includes a staff lunchroom with cabinetry, sink, and seating, plus an additional area with attractive wood lockers for employees. A utility room with laundry sink and a bathroom add convenience, while efficient systems—including forced air heating, in-floor heat, and built-in air conditioning—ensure year-round comfort. Complementing the office is a functional, 2,400 sq ft shop equipped with a concrete floor, sliding doors, heat, power, and its own bathroom—well suited for a wide range of industrial or commercial applications. Ample on-site parking and the strategic central Alberta location further enhance the property’s appeal. Stettler serves as a regional hub with strong highway connections and a combined town and county population exceeding 11,000, supporting long-term business viability and growth. Whether you are expanding your footprint, launching a new enterprise, or adding a high-potential asset to

your portfolio, this property delivers the space, infrastructure, and location to make it happen.