



GRASSROOTS
REALTY GROUP

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5007 50 Avenue
Stettler, Alberta

MLS # A2308696



\$217,000

Division: Downtown West

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,660 sq.ft.

Zoning: C1

Heating: Combination, Floor Furnace, Forced Air, Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Membrane

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.08 Acre

Sewer: -

Lot Feat: -

Inclusions: 2 fridges, 2 gas stoves, washer/dryer

This versatile commercial building is currently set up for a restaurant but offers endless potential for a variety of business ventures. Ideally located just half a block off Main Street in Stettler, it benefits from excellent visibility and convenient access. The main level features upgraded electrical and plumbing, making it well-suited for a commercial kitchen or other business uses. Above, this mixed-use property includes two rental suites, providing a great opportunity for additional income. One suite offers 656 sq ft, while the other is 545 sq ft. Both units include 2 bedrooms, a 4-piece bathroom, and come equipped with a fridge and stove. A shared laundry area is conveniently located between the suites. Whether you're looking to step into the restaurant industry or bring a new business idea to life, this property offers the flexibility and location to make it happen.