



GRASSROOTS
REALTY GROUP

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4202 38 A Street Close
Rural Stettler No. 6, County of, Alberta

MLS # A2319265



\$130,000

Division: NONE

Lot Size: 1.30 Acres

Lot Feat: -

By Town: Stettler

LLD: 32-38-19-W4

Zoning: HYW-MU

Water: Public

Sewer: -

Utilities: -

Position your business in one of Stettler's most visible and accessible commercial corridors. This 1.3-acre parcel is ideally located on the east side of town with direct exposure to Highway 12, offering excellent visibility for businesses looking to attract both local customers and passing traffic. Zoned HWY-MU (Highway Mixed Use), the property provides flexibility for a variety of commercial ventures. With power, natural gas, water, and sewer already available at the lot line, much of the preliminary work has been completed, allowing you to focus on development and growth. The surrounding area is home to a variety of established businesses and services, creating a strong commercial presence and steady traffic flow. A nearby gas station with parking designed to accommodate highway tractor-trailers further enhances the location's accessibility and exposure to regional transportation traffic. Stettler continues to be a strategic destination for business investment thanks to its central Alberta location, excellent transportation infrastructure, and reliable municipal services, including a strong water supply. Convenient highway and rail connections support a wide range of industries, while the Town of Stettler and County of Stettler collectively serve a regional population of more than 11,000 residents. Whether you are planning a new commercial venture, expanding an existing operation, or securing land for future development, this well-positioned property offers the visibility, services, and potential to help your investment succeed.