



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3704 42 Avenue
Rural Stettler No. 6, County of, Alberta

MLS # A2319267



\$176,000

Division: NONE

Lot Size: 1.76 Acres

Lot Feat: -

By Town: Stettler

LLD: 32-38-19-W4

Zoning: HWY-MU

Water: Public

Sewer: -

Utilities: -

Take advantage of this outstanding 1.76-acre commercial parcel situated along Highway 12 on the east side of Stettler. Offering exceptional visibility and easy access, this property presents an excellent opportunity for business owners, developers, and investors seeking a strategic location within one of Central Alberta's established service hubs. Zoned HWY-MU (Highway Mixed Use), the lot is suitable for a wide range of commercial and service-based uses. Essential infrastructure is already in place, with power, natural gas, water, and sewer services available at the property line, helping simplify the development process and reduce upfront costs. Located within a well-established commercial area, the site benefits from neighboring businesses that attract consistent traffic and activity. Nearby amenities include a gas station equipped to accommodate highway tractor-trailers, creating excellent exposure to both local customers and travelers passing through the region. Stettler's central Alberta location provides convenient access to major transportation routes, including highway and rail connections, making it an attractive destination for businesses serving local, regional, and agricultural markets. Supported by a population of approximately 6,000 residents in the Town of Stettler and over 5,300 residents throughout the County, the area continues to offer strong potential for commercial growth and investment. Whether your plans involve retail, service, office, or commercial development, this fully serviced lot provides the visibility, accessibility, and flexibility needed to bring your next project to life.