



GRASSROOTS
REALTY GROUP

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3702 42 Avenue
Rural Stettler No. 6, County of, Alberta

MLS # A2319268



\$190,000

Division: NONE

Lot Size: 1.90 Acres

Lot Feat: -

By Town: Stettler

LLD: 32-38-19-W4

Zoning: WHY-MU

Water: Public

Sewer: -

Utilities: -

Position your business for success with this 1.9-acre commercial lot located on the east side of Stettler with excellent Highway 12 exposure. Situated within a growing commercial corridor, this property offers outstanding visibility, accessibility, and development potential for entrepreneurs, expanding businesses, investors, or franchise operators seeking a strategic location in Central Alberta. Zoned HWY-MU (Highway Mixed Use), the property is well-suited for a variety of commercial and service-oriented developments. All major services have already been brought to the lot line, including power, natural gas, water, and sewer, allowing developers to focus on bringing their vision to life without the added expense and delays of servicing. The area is anchored by several established businesses, including a busy gas station with ample parking designed to accommodate highway tractor-trailers, generating consistent traffic and exposure. Stettler's central location provides excellent access to major highway networks and rail transportation, making it an attractive hub for businesses serving both local and regional markets. Supported by a strong local customer base of approximately 6,000 residents within the Town of Stettler and an additional 5,300 residents throughout the County, this property offers a rare opportunity to secure a highly visible commercial site in one of Central Alberta's key service centres. Whether you are launching a new venture, expanding your operations, or investing in future growth, this development-ready property offers the location, infrastructure, and exposure to make your next project a success.