



**4707 50 Street  
Stettler, Alberta**

**MLS # A2323566**



**\$299,500**

**Division:** Downtown East

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,200 sq.ft.

**Zoning:** C1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** All related dry cleaning equipment and supplies

Located in a high-traffic area on main street in Stettler, this rare commercial opportunity includes both a well-established professional dry-cleaning business and a 3,200 sq. ft. purpose-built building, offering an excellent investment for entrepreneurs, owner-operators, or businesses looking to expand their operations. This well-established professional dry cleaning operation specializes in industrial and commercial cleaning services, catering to oilfield companies, businesses, and customers requiring cleaning of coveralls, coats, gloves, rags, and other heavily used workwear. The commercial building is designed for efficiency, functionality, and workflow. The front portion of the building features a reception area, customer service counter, and a staff kitchenette area with workspace. A dedicated folding and repair section includes a sewing machine for garment repairs, complemented by shelving, sorting areas, and organized storage areas. At the heart of the operation is the industrial laundry section, equipped with two dry-cleaning machines, two commercial washing machines, and one dryer. This area is supported by a private office, washroom, and separate mechanical room, creating a practical layout for day-to-day business management. The rear section of the building offers a large work area for sorting, organizing, and processing inventory. An overhead garage door provides convenient loading and unloading access, while additional features include a pegboard tool wall, workbench, hanging space, supply storage room, and a second-level storage area accessed by both a staircase and lift system. Purpose-built for industrial cleaning services and supported by an established customer base, this is a rare opportunity to acquire both a successful operating business and the commercial real estate it occupies.