GRASSROOTS REALTY GROUP

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4411 59 Street
Stettler, Alberta

MLS # A2333818

$950,000

Division:	Grandview
Type:	Mixed Use
Bus. Type:	Convenience Store,Grocery,Retail
Sale/Lease:	For Sale
Bldg. Name:	Grandview Plaza
Bus. Name:	Grandview Grocery
Size:	7,000 sq.ft.
Zoning:	C2

Heating:	Forced Air, Natural Gas	**Addl. Cost:**	-
Floors:	-	**Based on Year:**	-
Roof:	Flat Torch Membrane	**Utilities:**	-
Exterior:	Brick, Concrete	**Parking:**	-
Water:	-	**Lot Size:**	0.40 Acre
Sewer:	-	**Lot Feat:**	Low Maintenance Landscape, Paved, Street Lighting

Inclusions: Grocery Store, Shelving, Built-in Coolers, Freezer, Front Counter, POS System

INVESTMENT OPPORTUNITY – GRAND VIEW PLAZA! An excellent opportunity to own a fully leased commercial property offering strong income, long-term tenancy and minimal owner involvement. Grand View Plaza generates $8250/ per month in base rental income, or $99,000 annually, plus GST. Current rents include $2,750/month for the liquor store, $1,500/month for the barber shop, and $4,000/month for the grocery store business (currently leased to the tenant)and bay. Two new (Aug 2026) five-year leases and one new(June 2026) three-year lease are in place. Tenants are responsible for their respective operating expenses as set out in the leases, including property taxes, insurance, utilities, and their own snow removal. The plaza benefits from two established, long-term tenants who intend to stay, along with an exciting new business expected to bring additional traffic to the property. Significant capital improvements have already been completed, with over 100k invested into a new roof and updated/replaced HVAC units in 2019, plus replacement of majority of the windows in two of the three bays very recently. Located along a busy corridor just off Highway 56, Grand View Plaza offers excellent accessibility, easy vehicle access and a large parking lot. Adding another unique layer to this investment, the sale includes ownership of the Grand View Grocery business, along with the equipment, shelving and fixtures used to operate it. The grocery business and bay are currently leased under a new five-year agreement, providing additional future potential for the purchaser, with no current involvement in the business. With a high cap rate, long-term tenancy, significant capital improvements already completed and minimal ongoing owner responsibilities, Grand View Plaza presents an attractive opportunity for an investor seeking high income with a hands off approach.