



GRASSROOTS
REALTY GROUP

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3804 47 Avenue
Stettler, Alberta

MLS # A2336181



\$350,000

Division: East Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,400 sq.ft.

Zoning: I

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.93 Acre

Sewer: -

Lot Feat: -

Inclusions: All workbenches, and shelving

Located in Stettler's East Industrial Park, this 0.95-acre industrial property offers an excellent opportunity for business owners, entrepreneurs, and investors looking for functional space with room to expand. The level, graveled lot is fully fenced with a large front gate, providing easy access, ample parking, and plenty of room for equipment, vehicles, materials, or future business needs. The 60' x 40' shop provides a spacious work area with a 14' x 13' overhead door, radiant heat, 3-phase power, bright lighting, built-in work benches, and shelving. Open lockers with hooks provide convenient storage for coats, coveralls, and footwear, making the shop well suited for a variety of industrial, trades, service, or contractor operations. The front entrance leads into a renovated area featuring attractive tongue-and-groove finishes, creating a welcoming and professional space for staff or clients. This area offers flexibility for a meeting room, additional work area, or kitchen space, with counters and whiteboards providing practical organization. A large office features two windows facing the street and plenty of room for multiple desks. The bathroom/laundry room includes laundry hookups, a large laundry sink, shelving for cleaning supplies, and a separate toilet area. A mezzanine adds even more versatility, with a tongue-and-groove finished office and access to additional storage space. Outside, the large rear parking pad provides valuable room for vehicles, equipment, trailers, or inventory, while the hay field behind the property creates an open setting. Stettler's strategic central Alberta location further enhances the property's appeal. As a regional hub with strong highway connections and a combined town and county population exceeding 11,000, Stettler provides a solid base for businesses seeking accessibility, visibility, and

long-term growth potential. Whether you are expanding an established operation, starting a new venture, or seeking an industrial investment, this property offers a versatile combination of shop space, office space, and parking with room to grow.