



GRASSROOTS
REALTY GROUP

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4102 44 Ave
Stettler, Alberta

MLS # A2336239



\$3,350,000

Division: NONE

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 42,700 sq.ft.

Zoning: Industrial

Heating: Natural Gas

Floors: -

Roof: -

Exterior: Concrete, Metal Frame, Metal Siding , Mixed

Water: -

Sewer: -

Inclusions: Inclusion list of major components can be provided upon request

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 4.00 Acres

Lot Feat: -

LARGE-SCALE INDUSTRIAL INVESTMENT & OWNER-USER OPPORTUNITY | 42,700 SQ. FT. | 5.96 ACRES | 2 TITLED LOTS | \$333,360 ANNUAL RENT Rare opportunity to acquire a substantial industrial property in Stettler, Alberta, strategically located in the heart of Central Alberta's oil and gas and industrial service region, with convenient access to major highways and under an hour to Red Deer. The property offers approximately 42,700 sq. ft. of industrial space on 5.96 acres, providing the scale and flexibility sought by industrial operators, contractors, oilfield service companies, transportation businesses and investors. The property consists of two adjacent titled lots totaling approximately 5.96 acres, fully fenced and functioning as one large industrial compound. The primary 4.0-acre parcel at 4102-44 Avenue contains the main industrial facility, while the adjacent 1.96-acre parcel at 4416-41 Street provides additional land and flexibility. The main facility is purpose-built for industrial operations, offering numerous welding bays, mechanical bays, paint bays and additional shop areas, along with ample reception and office space at the front. The large fenced compound provides excellent space for equipment, vehicle storage, servicing, fabrication and day-to-day industrial operations. Currently occupied by two tenants under 5-year triple-net leases, the property generates approximately \$27,780/month or \$333,360 annually in scheduled rental income, representing an attractive approximately 10% going-in cap rate at the current asking price. Originally constructed in 1972 with multiple additions and improvements over the years, this is a rare opportunity to acquire established income, two titled parcels, nearly 6 acres and significant industrial scale in one package. Investors benefit from existing rental income, while an owner-user could utilize all or part of the facility

and potentially offset ownership costs with additional rental income. Contact us for more info or to schedule a showing!