



GRASSROOTS
REALTY GROUP

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3710 38 Street
Rural Stettler No. 6, County of, Alberta

MLS # A2343687



\$175,000

Division: NONE

Lot Size: 0.74 Acre

Lot Feat: -

By Town: Stettler

LLD: 32-38-19-W4

Zoning: HWY-MU

Water: Public

Sewer: -

Utilities: -

This well-located 0.74-acre commercial lot offers an excellent opportunity for businesses looking to establish, expand, or invest in Stettler. The bare, level site is graveled and easy to access, just off of the busy Hiway 12. Services are readily available, with water, power, and sewer located to the lot line, making this an ideal site for future development. Established commercial businesses are located nearby, while farmland directly to the south provides an open setting and added separation. 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 a commercial investment, this property offers a great opportunity to secure a well-positioned parcel in Stettler's growing commercial area.