



GRASSROOTS
REALTY GROUP

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

MLS # A2346847



\$575,000

Division: NONE

Lot Size: 20.00 Acres

Lot Feat: -

By Town: Stettler

LLD: 4-39-19-W4

Zoning: Industrial

Water: None

Sewer: -

Utilities: -

20 acres of industrial land in a strategic east-side location in Stettler, Alberta. Situated directly on a busy truck route, this property offers convenient access to both Highway 12 and Highway 56, providing excellent connectivity for commercial, industrial, trucking, and other business operations. The land is currently raw and ready for development, offering flexibility for companies looking to establish a new operation, expand an existing business, or secure a substantial industrial holding in a growing Central Alberta market. Water is on the property while gas and power are located near the property line, providing important servicing opportunities for future development. Zoned Industrial, the property is well positioned among established commercial and industrial businesses on the east side of Stettler. The community also benefits from its central Alberta location, with strong highway connections and access to regional rail transportation. With approximately 6,000 residents in the Town of Stettler and an additional 5,300 residents throughout the County of Stettler, this property offers businesses access to a regional population base while providing a strategic location for transportation and industrial uses. A substantial 20-acre industrial land opportunity with excellent access, strong transportation connections, and room to grow.