

# \$689,000 - 4814 49 Street, Stettler

MLS® #A2142005

**\$689,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown East, Stettler, Alberta

This is a unique opportunity to invest in a mixed-use property in downtown Stettler, AB. These are condo units and include an office space, studio space, and 5 apartments. The office space on the ground level is currently used as a salon. This space has a separate entrance and windows across the front side of the building. Downstairs there is a lunchroom, washroom, and a space currently used as a dance studio. The studio has 3 large rooms, lobby/viewing area, storage room, and washroom/change room. There are 4 residential apartments upstairs and 1 on the main floor. Each apartment has a spacious living room, kitchen, bedroom, bathroom, and laundry room. The upstairs apartments have their own balcony. This property has titled parking on the west side for the residents. Street parking is available for clients and visitors as well. This property is perfect for new and experienced investors as there is existing income coming from the businesses and residences. All units are currently occupied. This property is in a convenient location for business owners and residents as it is just a block off of main street. Stettler's main street is anchored by boutique shops, coffee shops, professional services, and grocery stores.

Built in 1979

## Essential Information



|            |            |
|------------|------------|
| MLS® #     | A2142005   |
| Price      | \$689,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1979       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 4814 49 Street            |
| Subdivision | Downtown East             |
| City        | Stettler                  |
| County      | Stettler No. 6, County of |
| Province    | Alberta                   |
| Postal Code | T0C 2L1                   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2024 |
| Days on Market | 288             |
| Zoning         | C1              |

### **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | RE/MAX 1st Choice Realty |
|----------------|--------------------------|

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