

\$999,000 - 4805 75 Street, Stettler

MLS® #A2243236

\$999,000

0 Bedroom, 0.00 Bathroom,
Commercial on 1.75 Acres

Westgate, Stettler, Alberta

This is an exceptional opportunity to own a meticulously maintained 6,020 sq. ft. commercial building with unbeatable visibility along busy Highway 12. Situated on 1.75 acres within Stettler's town limits, this high-exposure west-side property boasts a newly paved parking lot and excellent access for both customers and deliveries. Constructed with durable steel frame, metal siding, and a metal roof, the building is built for longevity and minimal upkeep. An interior ceiling height of 22'6" allows for a wide range of business uses. Heating and air conditioning are efficiently handled by rooftop HVAC units. This building is currently divided into two retail units, each with large storefront windows, separate entrances, rear storage, and private washrooms. One unit includes a kitchen area, while the other offers a second-floor office—enhancing its utility and rental value. Tenants are currently under term lease. Whether you are an investor looking for a well-positioned asset with strong tenant appeal or an owner-occupier seeking the option to lease out one side for supplemental revenue—this property offers the flexibility, visibility, and quality construction to support your goals.

Built in 2015

Essential Information

MLS® # A2243236



Price	\$999,000
Bathrooms	0.00
Acres	1.75
Year Built	2015
Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

Address	4805 75 Street
Subdivision	Westgate
City	Stettler
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 2L0

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	10

Interior

Heating	Forced Air, Natural Gas
Cooling	Central Air

Exterior

Roof	Flat Torch Membrane
Construction	Metal Frame

Additional Information

Date Listed	July 25th, 2025
Days on Market	73
Zoning	C2

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.