



**TWO STAND-ALONE BUILDINGS ON 1.24 ACRES  
LOCATED AT STETTLER'S INDUSTRIAL PARK**

**FOR SALE / LEASE**  
**4708 - 41 STREET**  
**STETTLER, AB**



LEAD BROKER

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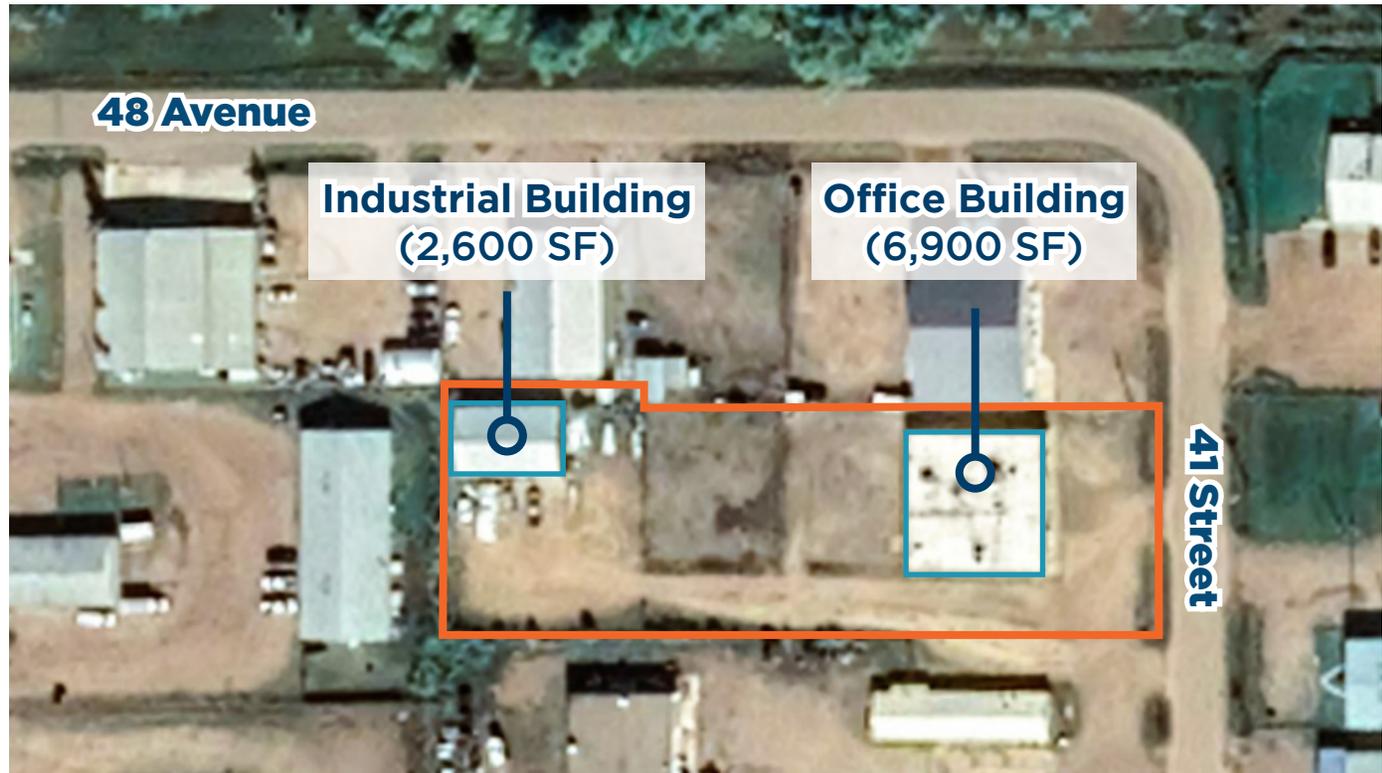
## PROPERTY OVERVIEW

- **ADDRESS:** 4708 - 41 Street, Stettler, AB
- **LEGAL ADDRESS:** Plan 7922458, Block 7, Lot 4A
- **YEAR BUILT:** TBD
- **ZONING:** Industrial
- **SITE SIZE:** ± 1.24 Acres
- **AREA:**

Office Building:	± 6,900 SF
Industrial Building:	± 2,600 SF
Total	± 9,500 SF
- **INDUSTRIAL BUILDING LOADING** 2 Drive-in doors
- **LEASE RATE:** Market
- **SALE PRICE:** ~~REDUCED \$650,000~~ **\$600,000**
- **PROPERTY TAXES (2024):** TBD
- **AVAILABILITY:** Immediate

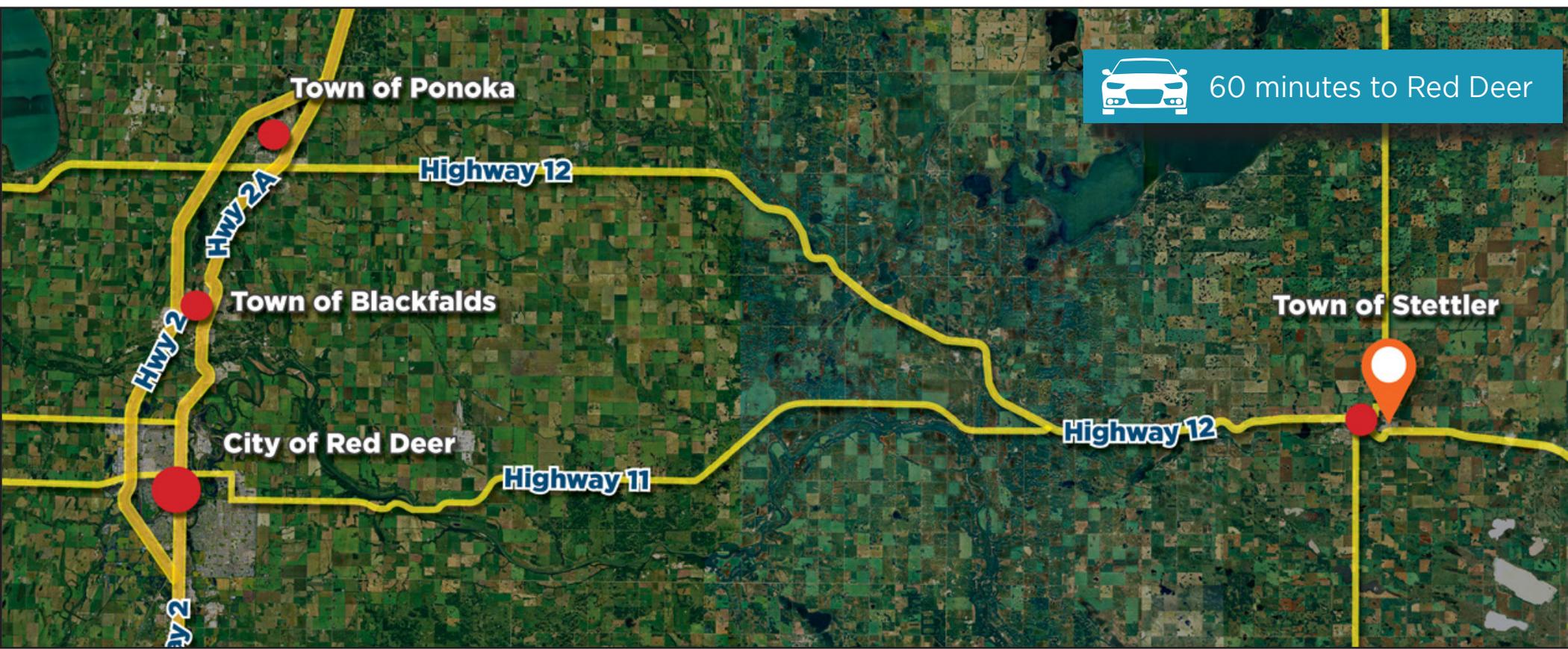
## PROPERTY HIGHLIGHTS

- Two stand-alone building on 1.24 acres located at the north end of Stettler's industrial park
- Rare opportunity to own both office buildings, land and shop
- 6,900 SF located at front of the lot
- Office building consists of numerous well appointed offices, boardrooms, and lunchrooms
- Newly upgraded paint and carpet in office building
- Office component currently demised into two equally sized units with independent access points for staff
- The office building can be entirety or partially leased to a third party
- 2,600 SF of industrial located a rear of the lot
- Industrial building includes two drive-in doors
- **Landlord will convert office to warehouse**





\*Picture taken prior to renovations



# LOCATION



## CDNGLOBAL<sup>®</sup>

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