

# \$1,120,000 - 5922 50 Avenue, Stettler

MLS® #A2161251

**\$1,120,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Central, Stettler, Alberta

This is an awesome business opportunity for investors or entrepreneurs, right in the bustling town of Stettler, AB. This successful liquor store is complete with the building on a 100' X 150' lot, so you don't have to rent. The building was constructed in 2014, and you won't find a much better location. Situated right on the busy hiway 12, this lot has high exposure, both to local traffic and people just passing through. There is a large store front, with bright overhead lighting and durable flooring. The shelving is included and the custom-built wine shelving is a brilliant addition. The front desk is L-shaped and has plenty of display space on the counter and cabinets underneath. The walk-in cooler measures 23' x 20'. There is an office directly behind the front desk, which also has a long work surface and cabinets. The back storage room has space for shelving and pallets. The washroom and mechanical room are accessed here as well as a door into the cooler making restocking easy. There are double doors opening up to the back of the lot for incoming shipments. There is also a security system, cash register, and everything you need to carry on with business. The exterior is attractive with a covered entry, rock along the bottom, and a sidewalk along the front. There is plenty of paved parking and there are access points off of hiway 12 and 60th street. There is a 14' x 32' garage for storage and there is a spot for a dumpster (fenced in on 3 sides). This business has been successful for



many years and has a consistent customer base.

Built in 2014

**Essential Information**

MLS® #	A2161251
Price	\$1,120,000
Bathrooms	0.00
Acres	0.00
Year Built	2014
Type	Commercial
Sub-Type	Retail
Status	Active

**Community Information**

Address	5922 50 Avenue
Subdivision	Central
City	Stettler
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 2L2

**Additional Information**

Date Listed	August 28th, 2024
Days on Market	335
Zoning	C2

**Listing Details**

Listing Office	RE/MAX 1st Choice Realty
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