

# \$849,000 - 4703 42 Street, Stettler

MLS® #A2097073

**\$849,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.00 Acres

East Industrial Park, Stettler, Alberta

This is an incredible opportunity to own a successful meat processing business that services the wholesale and retail market. This established business is provincially inspected and licensed for processing beef, pork, bison, lamb, poultry, and wild game. Located on the east side of Stettler, the property is in a great location with high visibility and drive-by traffic. The building is 5500 sq ft and sits on a 1.0 acre, fully fenced and gated lot. There is plenty of parking out front and easy access to the back. The retail storefront of the building includes numerous display coolers and freezers and a retail counter with cash register. Upstairs there are 2 offices, a board room, storage room, and a bathroom with shower. This facility utilizes modern animal handling equipment and has a large, well-equipped processing plant which includes everything needed to operate this business. With a consistent customer base, this meat processing business is highly profitable. Stettler is a viable choice for anyone looking for a long term business opportunity. Stettler has a population of approximately 6000 people and the County of Stettler has an additional 5300 people.

Built in 1976

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2097073  |
| Price  | \$849,000 |



|            |            |
|------------|------------|
| Bathrooms  | 0.00       |
| Acres      | 1.00       |
| Year Built | 1976       |
| Type       | Commercial |
| Sub-Type   | Business   |
| Status     | Active     |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 4703 42 Street            |
| Subdivision | East Industrial Park      |
| City        | Stettler                  |
| County      | Stettler No. 6, County of |
| Province    | Alberta                   |
| Postal Code | T0C 2L0                   |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | December 7th, 2023 |
| Days on Market | 501                |
| Zoning         | I                  |

### **Listing Details**

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

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