

COURT ORDERED SALE

NAI Commercial






2,800 SF± OFFICE/SHOP ON 1.84 ACRES
LAND, BUILDING AND PLANT ONLY



**SALE PRICE
\$749,500**

4605 - 42 STREET | STETTLER, AB | MULTI-BUILDING INDUSTRIAL PROPERTY

PROPERTY HIGHLIGHTS

-  **Functionality:** Current warehouse and mixing plant configuration is ideally set up for concrete manufacturing services plus can accommodate a variety of other industrial uses
-  **Location:** Situated in an established industrial neighbourhood in East Stettler with easy access onto major Highways 12 and 56
-  **Loading:** Multiple overhead doors into shop area
-  **Site Size:** Only 3.49%± site coverage ratio allows for future building expansion or ample secured/gravelled yard storage (1.84 acres±)
-  **Equipment:** Concrete mixing plant included in the sale price

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The information herein is not warranted by the Lender nor should any Purchaser rely solely on this information. Instead, each Purchaser is responsible to conduct its own prudent due diligence as this Court Ordered Sale is offered on an "As is and Where is" basis.

MAIN SHOP



COLD STORAGE



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM

ADDITIONAL INFORMATION

AVAILABLE AREA	240 sq.ft.± standalone office building 2,560 sq.ft.± main shop 2,800 sq.ft.± total
	2,200 sq.ft. cold storage
SITE AREA	1.84 acres
LEGAL DESCRIPTION	Lot 3, Block 4, Plan 7520934
ZONING	I - Industrial Use
YEAR BUILT	1975
LIGHTING	Fluorescents
LOADING	Multiple O/H grade loading doors
SUMPS	Yes
YARD	Graveled and fenced
SERVICES	Municipal (TBC by Purchaser)
PROPERTY TAXES	\$5,234.12 (2024 estimate)
SALE PRICE	\$749,500
ADDITIONAL FEATURES	<ul style="list-style-type: none">• Recently constructed cold storage building (2,200 sq.ft.±)• Concrete mixing plant

YARD



YARD



OFFICE



SHOP AREA

