

**AVISON
YOUNG**



TETRA
REALTY ADVISORS INC

FOR SALE

4702 58 STREET

STETTLER, ALBERTA

2,204 sf freestanding building leased to KFC



Daniel Lee*, Partner

Tetra Realty
604 763 2066

daniel.lee@tetrarealty.ca

**Daniel J. Lee Personal Real Estate Corporation*

Brendan Hannah*, Senior Associate

Avison Young
604 757 5130

brendan.hannah@avisonyoung.com

**Brendan Hannah Personal Real Estate Corporation*

PROPERTY DETAILS

LEGAL DESCRIPTION

Plan 2109KS, Block 11

SITE SIZE

0.85 acres

USE

Retail restaurant pad

GROSS LEASABLE AREA

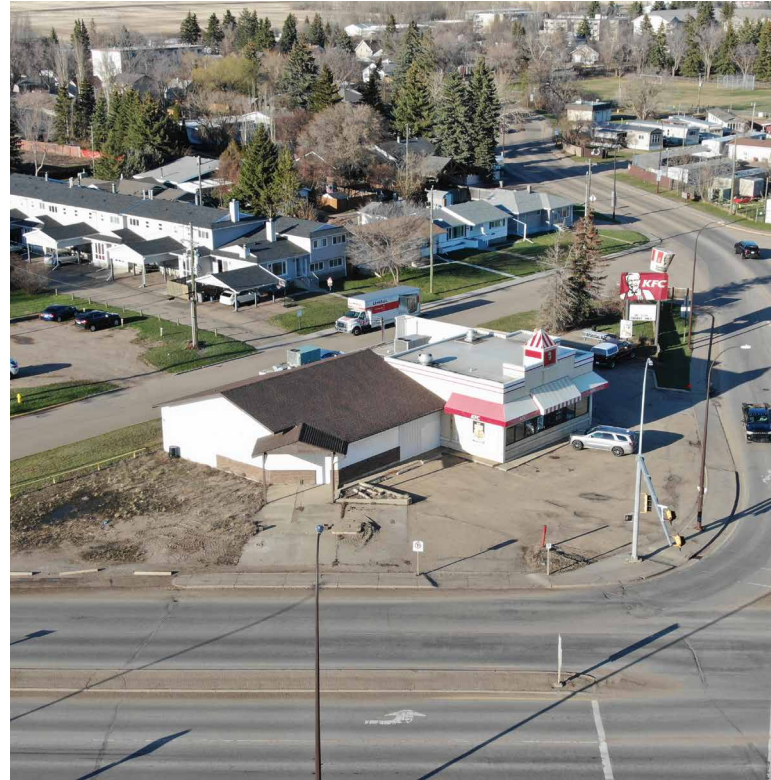
2,204 sf

ZONING

C2: Highway Commercial District

YEAR BUILT

1980



Location

The Town of Stettler is located approximately 80 km east of Red Deer, Alberta and a short drive from both Edmonton and Calgary. The town's economy is based primarily on agriculture and oil and gas manufacturing. Stettler is home to around 5,700 residents.

The Subject property has excellent regional and local access via 57 Street (Highway 56) and 47 Avenue (Highway 12). The site benefits from three points of ingress/egress from 48 Avenue, 57 Street and 47 Avenue.

Demographics

6,205
POPULATION

42.7
MEDIAN AGE

3.5%
% POPULATION CHANGE
(2021-2024)

\$105,323
2024 HOUSEHOLD
INCOME

Investment highlights



Excellent exposure at the intersection of 57 Street and 47 Avenue with multiple points of access and egress.

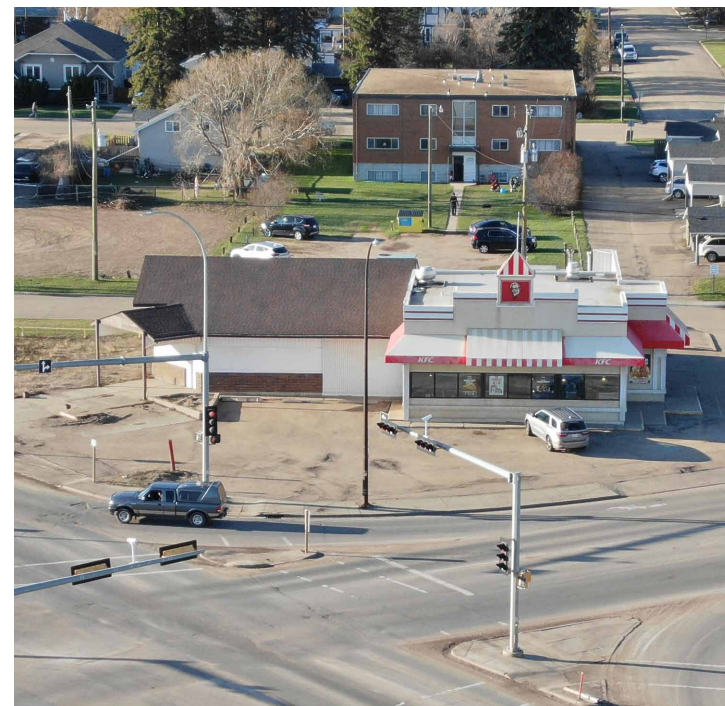


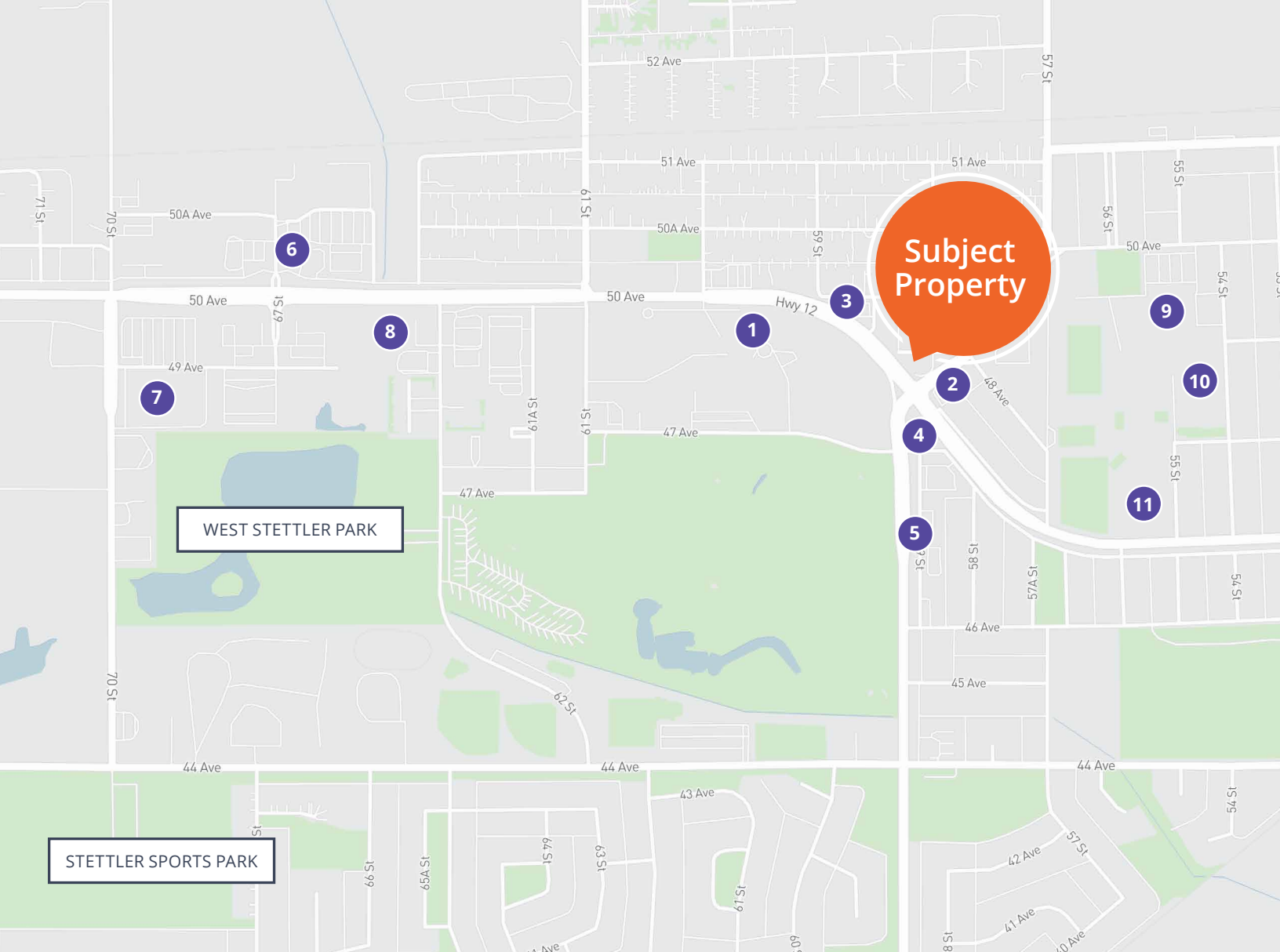
Secured by national tenancy

Tenant highlight

KFC

Kentucky Fried was established more than 75 years ago. Today KFC operates 23,000 restaurants in over 140 countries and territories around the world, including over 600 in Canada.





Amenities

1. Stettler Hospital and Care Centre
2. Anaiah's Family Restaurant
3. Dairy Queen Grill & Chill
4. Subway
5. A&W Canada
6. Tim Hortons
7. Walmart Supercentre
8. Canadian Tire
9. William E. Hay Stettler Secondary Campus
10. Stettler Elementary School
11. Christ-King Catholic School

Contact us for more information on this property

Daniel Lee*, Partner
Tetra Realty
604 763 2066
daniel.lee@tetrarealty.ca
**Daniel J. Lee Personal Real Estate Corporation*

Brendan Hannah*, Senior Associate
Avison Young
604 757 5130
brendan.hannah@avisonyoung.com
**Brendan Hannah Personal Real Estate Corporation*



#2900-1055 West Georgia Street
P.O. Box 11109 Royal Centre
Vancouver, BC V6E 3P3, Canada

avisonyoung.com

© 2024, Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.