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4407 45A AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Rocky Mountain House, Alberta

Listing ID:



27352



MLS ID:


A2188253

\$450,000



 **KIMBERLY MCDONALD**
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 RE/MAX real estate central alberta
 403-844-3030

 4407 45A Avenue , Rocky Mountain House , Alberta T4T 1B2

Transaction Type For Sale	Title Fee Simple	Days On Market 165
Zoning (I) General Industrial Di	Subdivision East Side Industrial	Building Type Commercial Mix,Mixed Use,Office Building
Year Built 1979	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 8621588	Building Area (Sq. Ft.) 14395.00
Building Area (Sq. M.) 1337.33	Lot Size (Sq. Ft.) 32670	Lot Size (Acres) 0.75
Construction Type Concrete,Metal Frame,Mixed	Roof Metal	Foundation See Remarks
Cooling Central Air	Heating Baseboard,Boiler,In Floor,Natural Gas	Lot Features Low Maintenance Landscape
Commercial Amenities Boardroom,Dock Loading,Paved Yard,See Remarks	Access to Property Accessible to Major Traffic Route,Paved Road,See Remarks	Inclusions AS IS WHERE IS
Restrictions Call Lister	Reports Aerial Photos,Floor Plans	

Welcome to an exceptional opportunity to own a versatile industrial mixed-use building in the heart of Rocky Mountain House. This property boasts highway visibility, making it an ideal location for businesses seeking maximum exposure and accessibility. Strategically situated with direct visibility from the main highway, ensuring high traffic and easy access for clients and suppliers. Perfect for a range of uses, including manufacturing, warehousing, retail, and office space. The building's layout can be easily adapted to suit the specific needs of different businesses. Plenty of room for future expansion or customization to meet growing business demands. Offering a unique blend of industrial functionality and commercial appeal. Whether you're looking to expand your current operations or start a new venture, this building provides the perfect foundation for success.

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