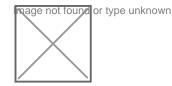


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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

2 (403) 846-6654

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.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.