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4411 49 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Rocky Mountain House, Alberta



Listing ID:
28451


MLS ID:
A2156314

\$414,000



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 4411 49 Avenue , Rocky Mountain House , Alberta T4T1E1

Transaction Type For Sale	Days On Market 345	Zoning Industrial
Subdivision East Side Industrial	Building Type See Remarks	Year Built 1979
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 2537RS	Building Area (Sq. Ft.) 3974.00	Building Area (Sq. M.) 369.19
Lot Size (Sq. Ft.) 54885	Lot Size (Acres) 1.26	Construction Type Metal Siding , Vinyl Siding, Wood Frame
Roof Asphalt Shingle, Metal	Foundation Poured Concrete	Electric 200 Amp Service
Heating Overhead Heater(s), Forced Air, Natural Gas	Access to Property Front and Rear Drive access	Inclusions Hotsy pressure cleaner, 40' x 60' tarp Quonset, office desks
Restrictions None Known	Reports Property Disclosure	

Prime location in the heart of the East Industrial core. Buildings on 1.26 acres all perimeter fenced with Front entry gate and a back exit gate. At the front of the site is the main office building (24' x 36') consisting of front entrance leading into the open admin. space with two offices to one side and the other side offering a small lunch room with sink, a 3 pcs bathroom, utility room and a side entrance for employees to enter and have access to: mud room, washroom and admin. counter. Beside the office is a shop 24'x 36' metal lined inside and out, concrete floor with drain, 2- O.H. doors 14' height. At the back of the site is a great 44' x 50' shop, metal clad on the outside and the interior is all painted plywood. This building offers cement floor with trench and sump for drainage, 2- 14' h x 16" w O.H. insulated doors, work benches and hotsy cleaning unit. In addition to all this, is a 38' x 60' Tarp Quonset on gravel base with metal clad ends, and front sliding doors. The yard also provides an older (as is where is) storage building on wood pilings. Buildings on this site are either against the front or back of the property offering a huge open space in the center of the yard, open for prefabbing or for maneuverability of equipment.

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