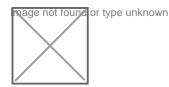


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4411 49 AVENUE FOR SALE

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.)

Building Area (Sq. M.) 369.19

Lot Size (Sq. Ft.)

54885

Lot Size (Acres)

1.26

3974.00

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' x60' 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 cladded 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 cladded 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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