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## 4920 51 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Rocky Mountain House, Alberta



**Listing ID:**  
30005


**MLS ID:**  
A2205258

**\$465,000**



 **JODY SAARELA**  
 (403) 846-6595

 RE/MAX real estate central alberta  
 403-844-3030

 4920 51 Street , Rocky Mountain House , Alberta T4T 1A2

|   |   |   |
|---|---|---|
| <b>Transaction Type</b><br>For Sale     | <b>Title</b><br>Fee Simple                      | <b>Days On Market</b><br>93                           |
| <b>Zoning</b><br>C                      | <b>Subdivision</b><br>NONE                      | <b>Building Type</b><br>Free-Standing,Office Building |
| <b>Year Built</b><br>1950               | <b>Structure Type</b><br>Low Rise (2-4 stories) | <b>Property Type</b><br>Commercial                    |
| <b>Property Sub Type</b><br>Office      | <b>Legal Plan</b><br>101AJ                      | <b>Building Area (Sq. Ft.)</b><br>3384.00             |
| <b>Building Area (Sq. M.)</b><br>314.38 | <b>Roof</b><br>Asphalt                          | <b>Foundation</b><br>Block                            |
| <b>Cooling</b><br>Central Air           | <b>Heating</b><br>Forced Air,Natural Gas        | <b>Inclusions</b><br>Reception Desk, Window Coverings |
| <b>Restrictions</b><br>None Known       | <b>Reports</b><br>Aerial Photos                 |   |

If you're looking for a move-in ready space for your business check out this 3300 sq ft office building located just a block off main street In Rocky. With a professional and inviting front reception area, the potential for 9 offices plus some flex space, a board room, two washrooms and storage rooms, this building offers a little something for everyone. The south side of the building was added onto in 1998 and everything underwent a substantial upgrade just 7 years ago with new flooring and paint, ceiling and light fixtures. You'll appreciate the front street parking with easy ground level access and there are an additional 4 parking spaces at the back of the building for staff. The current business is moving to a bigger location so this property will be available for possession after June 15.

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