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## 4928 49 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Rocky Mountain House, Alberta



**Listing ID:**  
30286


**MLS ID:**  
A2212026

**\$334,900**



 **LARRISSA KALYN**  
 (403) 845-7772

 Century 21 Westcountry Realty Ltd.  
 403-845-7772

 4928 49 Street , Rocky Mountain House , Alberta T4T 1C2

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 249
<b>Zoning</b> Core Commercial	<b>Subdivision</b> NONE	<b>Building Type</b> Free-Standing,Street Level Storefront
<b>Year Built</b> 1950	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 101AJ	<b>Building Area (Sq. Ft.)</b> 1992.00
<b>Building Area (Sq. M.)</b> 185.06	<b>Construction Type</b> Concrete,Mixed	<b>Roof</b> Asphalt Shingle
<b>Foundation</b> Other	<b>Cooling</b> Central Air	<b>Heating</b> Forced Air,Natural Gas
<b>Lot Features</b> Back Lane,Near Shopping Center	<b>Commercial Amenities</b> Boardroom,Cooler(s),Daycare,Kitchen,Storage	<b>Access to Property</b> Back Alley Access,Direct Access
<b>Inclusions</b> Equipment list available upon accepted offer	<b>Restrictions</b> None Known	<b>Reports</b> RPR

Over 1990 sq.ft. building located in the heart of downtown Rocky Mountain House. Zoned core commercial allows endless opportunities from retail, business, government services to childcare as previously used. Large open main floor lets you build your dream area. Large recreation area on main floor with two washroom facilities and small administration area. Lower level has kitchen, rec room, 2 washrooms, storage and offices. Back of the lot is fenced and includes parking pad for employees. Upgrades include newer furnace and shingles.

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