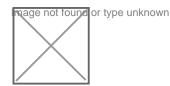


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **2, 4616 47 AVENUE FOR SALE**

Commercial Real Estate > Commercial Property for Sale



Location

Rocky Mountain House, Alberta

Listing ID:

30363

MLS ID:

A2216102

\$399,900



<sup>△</sup> LORNA MOORE

**(403)** 845-5588

Royal Lepage Tamarack Trail Realty

**403-845-5588** 

M

2, 4616 47 Avenue, Rocky Mountain House, Alberta T4T 1A8

**Transaction Type** 

For Sale

**Days On Market** 

125

Zoning

Commercial

Subdivision

NONE

Year Built

2013

Structure Type

Low Rise (2-4 stories)

**Property Type** 

Commercial

**Property Sub Type** 

Office

Legal Plan 1424297

Building Area (Sq. Ft.)

1494.00

Building Area (Sq. M.)

138.80

**Construction Type** Composite Siding

Roof

Asphalt Shingle

**Foundation** 

**Poured Concrete** 

Forced Air, Natural Gas

Inclusions

N/A

Restrictions

None

Heating

Reports

Condo/Strata Approval

Don't miss this exceptional opportunity to own your own office space within this 3 unit condo style office building. Located on a major road linking the highway and the downtown core, this property has visual corporate appeal as well as good access for your business. Complete with wheelchair accessibility, separately metered power, gas and telephone. This unit offers a central reception area 2 private offices, a semi private office, private conference room, kitchenette, bathroom, storage room and a full basement . The floor plan has an ease of flow, tasteful color pallet and a feel of corporate flare. The basement level is ready for your own plans depending on the development that you require for your business model.

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