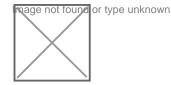


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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

Commercial Real Estate > Commercial Property for Sale



Location

Rocky Mountain House, Alberta

Listing ID:

30363 A2216102

\$399,900



<sup>△</sup> LORNA MOORE

**(403)** 845-5588

Royal Lepage Tamarack Trail Realty

MLS ID:

**403-845-5588** 

rM1

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

**Transaction Type** 

For Sale

**Days On Market** 

**Zoning**Commercial

Subdivision

Year Built

NONE

2013

187

Structure Type Low Rise (2-4 stories)

Property Type

Property Sub Type

Legal Plan

Commercial

Office

1424297

Building Area (Sq. Ft.)

Building Area (Sq. M.)

Construction Type

1494.00

138.80

Composite Siding

Roof

Foundation

Heating

Asphalt Shingle

Poured Concrete

Forced Air, Natural Gas

Inclusions

Restrictions

Reports None

N/A 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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