

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**



 **LORNA MOORE**  
 (403) 845-5588

 Royal Lepage Tamarack Trail Realty  
 403-845-5588

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

**Transaction Type**

For Sale

**Days On Market**

63

**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

**Heating**

Forced Air,Natural Gas

**Inclusions**

N/A

**Restrictions**

Condo/Strata Approval

**Reports**

None

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.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.