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3, 4616 47 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Rocky Mountain House, Alberta



Listing ID:
30458


MLS ID:
A2218498

\$469,000



 **LORNA MOORE**
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 Royal Lepage Tamarack Trail Realty
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 3, 4616 47 Avenue , Rocky Mountain House , Alberta T4T 1A8

Transaction Type For Sale	Title Fee Simple	Days On Market 56
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.) 1506.00	Building Area (Sq. M.) 139.91
Construction Type Composite Siding	Roof Asphalt Shingle	Foundation Poured Concrete
Electric 100 Amp Service	Heating Forced Air,Natural Gas	Inclusions N/A
Restrictions Condo/Strata Approval,None Known	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.

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