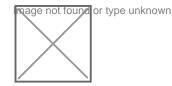


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **3, 4616 47 AVENUE FOR SALE**

Commercial Real Estate > Commercial Property for Sale



Location

Rocky Mountain House, Alberta

Listing ID:

30458 A2218498

\$469,000



<sup>△</sup> LORNA MOORE

**(403)** 845-5588

Royal Lepage Tamarack Trail Realty

MLS ID:

**403-845-5588** 

rM1

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.)

Building Area (Sq. M.)

139.91

**Construction Type** 

Composite Siding

Roof

1506.00

Asphalt Shingle

Foundation

**Poured Concrete** 

Electric

Heating

Forced Air, Natural Gas

Inclusions

N/A

100 Amp Service

Restrictions

Condo/Strata Approval, None Known None

Reports

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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