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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**  
 (403) 845-5588

 Royal Lepage Tamarack Trail Realty  
 403-845-5588

 3, 4616 47 Avenue , Rocky Mountain House , Alberta T4T 1A8

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 270
<b>Zoning</b> Commercial	<b>Subdivision</b> NONE	<b>Year Built</b> 2013
<b>Structure Type</b> Low Rise (2-4 stories)	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office
<b>Legal Plan</b> 1424297	<b>Building Area (Sq. Ft.)</b> 1506.00	<b>Building Area (Sq. M.)</b> 139.91
<b>Construction Type</b> Composite Siding	<b>Roof</b> Asphalt Shingle	<b>Foundation</b> Poured Concrete
<b>Electric</b> 100 Amp Service	<b>Heating</b> Forced Air,Natural Gas	<b>Inclusions</b> N/A
<b>Restrictions</b> Condo/Strata Approval,None Known	<b>Reports</b> 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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