

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.

## 4902 36 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Rocky Mountain House, Alberta



**Listing ID:**  
31653


**MLS ID:**  
A2247205

**\$296,000**



 **LAURIE WACHER**  
 (403) 506-6680

 Royal LePage Tamarack Trail Realty  
 403-845-5588

 4902 36 Street , Rocky Mountain House , Alberta T4T 1A5

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 1
<b>Zoning</b> General Industrial (I)	<b>Subdivision</b> Rocky Mtn House	<b>Building Type</b> See Remarks
<b>Year Built</b> 1977	<b>Structure Type</b> None	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 8921373	<b>Building Area (Sq. Ft.)</b> 1803.00
<b>Building Area (Sq. M.)</b> 167.50	<b>Lot Size (Sq. Ft.)</b> 304484	<b>Lot Size (Acres)</b> 6.99
<b>Construction Type</b> Wood Frame	<b>Roof</b> Asphalt	<b>Foundation</b> Slab
<b>Electric</b> 200 Amp Service	<b>Heating</b> Forced Air,Natural Gas	<b>Inclusions</b> n/a
<b>Restrictions</b> None Known	<b>Reports</b> Aerial Photos	

Industrial Land in Rocky Mountain House on the historical drive-in movie theatre location. The business has been operating for 30+ years as an auto-wrecker, towing & taxi business. There is 7 acres of industrial land on 2 separate titles. The current building is set-up as an office and a retail space; the quonset on location is unfinished and is 30X32 with a 16 ft high door (both hold little value). One parcel is 3.01 acres and is the east half-front with the buildings. The west side is 3.98 bare acres. This property is not zoned for residential use. It is for business use only, with Town approval only. There will need to be a clean-up and there has not been any environmental studies completed to date.

**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.