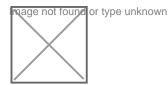


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 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** 

rPn

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

**Transaction Type** 

For Sale

Title

Fee Simple

Days On Market

**Building Type** 

1

Zoning

General Industrial (I)

Subdivision

Rocky Mtn House See Remarks

Year Built

1977

Structure Type

None

Property Type Commercial

**Property Sub Type** 

Industrial

Legal Plan

8921373

Building Area (Sq. Ft.)

1803.00

Building Area (Sq. M.)

167.50

Lot Size (Sq. Ft.)

304484

Lot Size (Acres)

6.99

**Construction Type** 

Wood Frame

Roof Asphalt Foundation

Slab

**Electric** 

200 Amp Service

Heating

Forced Air, Natural Gas

Inclusions

n/a

Restrictions
None Known

Reports
Aerial Photos

Industrial Land in Rocky Mountain House on the historical drive-in move 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.

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