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## 123 ANY STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Rocky Mountain House, Alberta



**Listing ID:**  
33098


**MLS ID:**  
A2269270

**\$850,000**



 **PETER NAM**  
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 RE/MAX House of Real Estate  
 403-287-3880

 123 Any Street , Rocky Mountain House , Alberta T4T 1V3

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 189	<b>Zoning</b> C3
<b>Subdivision</b> Rocky Mtn House	<b>Building Type</b> Free-Standing,Retail,See Remarks	<b>Year Built</b> 1980
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Legal Plan</b> 8620053	<b>Building Area (Sq. Ft.)</b> 4500.00	<b>Building Area (Sq. M.)</b> 418.06
<b>Inclusions</b> n/a	<b>Restrictions</b> Call Lister	<b>Reports</b> RPR

Commercial building of prime location at the South end of main Street, great visibility with abundant parking in Rocky Mountain House AB. Land (irregular): Frontage 87.89m, back 59.62m, depth West 27.79, depth East 48.09m. Total building size about 4,500 sq.ft with three tenants - Convenience store (2,100 sq.ft), Office (900 sq.ft), Meat retail (1,500 sq.ft). Cap.rate 8.0%+. Currently 900 sq.ft of the office space is available for your own need in bay #2. Be Your Own Boss!

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