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## 4407 45A AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Rocky Mountain House, Alberta



**Listing ID:**  
33110


**MLS ID:**  
A2273603

**\$429,900**



 **KIMBERLY MCDONALD**  
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 403-844-3030

 4407 45A Avenue , Rocky Mountain House , Alberta T4T 1B2

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 2
<b>Zoning</b> (I) General Industrial Di	<b>Subdivision</b> Rocky Mtn House	<b>Building Type</b> Commercial Mix,Mixed Use,Office Building
<b>Year Built</b> 1979	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 8621588	<b>Building Area (Sq. Ft.)</b> 14395.16
<b>Building Area (Sq. M.)</b> 1337.34	<b>Lot Size (Sq. Ft.)</b> 32670	<b>Lot Size (Acres)</b> 0.75
<b>Construction Type</b> Concrete,Metal Frame,Mixed	<b>Roof</b> Metal	<b>Foundation</b> See Remarks
<b>Cooling</b> Central Air	<b>Heating</b> Baseboard,Boiler,In Floor,Natural Gas	<b>Lot Features</b> Low Maintenance Landscape
<b>Commercial Amenities</b> Boardroom,Dock Loading,Paved Yard,See Remarks	<b>Access to Property</b> Accessible to Major Traffic Route,Paved Road,See Remarks	<b>Inclusions</b> NEGOTIABLE
<b>Restrictions</b> Call Lister	<b>Reports</b> Aerial Photos,Survey Plan,Title	

Welcome to an exceptional opportunity to own a highly versatile industrial mixed-use building in the heart of Rocky Mountain House. This property offers outstanding highway visibility—an ideal advantage for businesses seeking maximum exposure, seamless accessibility, and strong customer traffic. Strategically positioned with direct sight lines from the main highway, this location ensures high visibility, easy access for clients and suppliers, and excellent drive-by presence. The building is well-suited for a wide range of uses, including manufacturing, warehousing, retail, and office operations. Its adaptable layout can be customized to meet the unique requirements of virtually any business. With ample space for future expansion or tailored improvements, this property offers both flexibility and growth potential. Combining industrial functionality with commercial appeal, it provides a solid foundation for businesses looking to expand, relocate, or launch new ventures. A rare opportunity in a prime location—ready to support your success.

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