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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

Transaction Type For Sale	Title Fee Simple	Days On Market 62
Zoning (I) General Industrial Di	Subdivision Rocky Mtn House	Building Type Commercial Mix,Mixed Use,Office Building
Year Built 1979	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 8621588	Building Area (Sq. Ft.) 14395.16
Building Area (Sq. M.) 1337.34	Lot Size (Sq. Ft.) 32670	Lot Size (Acres) 0.75
Construction Type Concrete,Metal Frame,Mixed	Roof Metal	Foundation See Remarks
Cooling Central Air	Heating Baseboard,Boiler,In Floor,Natural Gas	Lot Features Low Maintenance Landscape
Commercial Amenities Boardroom,Dock Loading,Paved Yard,See Remarks	Access to Property Accessible to Major Traffic Route,Paved Road,See Remarks	Inclusions NEGOTIABLE
Restrictions Call Lister	Reports 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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