

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.

## UNIT 4, 5020 44 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Rocky Mountain House, Alberta



**Listing ID:**  
33504


**MLS ID:**  
A2278183

**\$28**



 **HEATHER THOMPSON**  
 (403) 845-7772

 Century 21 Westcountry Realty Ltd.  
 403-845-7772

 Unit 4, 5020 44 Street , Rocky Mountain House , Alberta T4T 1B9

**Transaction Type**  
For Lease

**Subdivision**  
NONE

**Year Built**  
2025

**Structure Type**  
Institutional

**Property Type**  
Commercial

**Property Sub Type**  
Mixed Use

**Legal Plan**  
2421682

**Building Area (Sq. Ft.)**  
2013.00

**Building Area (Sq. M.)**  
187.01

**Inclusions**  
none

**Restrictions**  
Landlord Approval

**Reports**  
None

---

Prime Leasing Opportunity in a Brand-New Building. Discover a fantastic leasing opportunity in a newly built institutional building. Unit 4 offers 2,013 sq. ft. of versatile space, ideal for a variety of business ventures. - Annual Rate: \$28 per square foot triple net. - Lease Term: Minimum 3–5 years This modern space provides the perfect environment to establish or expand your business. Located in a thriving area, the building is designed to accommodate multiple businesses, ensuring visibility and accessibility. Other tenants in the building are PCN, Medical Clinic and Pharmacy. Don't miss out on this exceptional leasing opportunity!

**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.