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## 4404 45 A AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Rocky Mountain House, Alberta

**Listing ID:**  
34331

**MLS ID:**  
A2290758

**\$169,000**



 **TERRI KALYN-FRASER**  
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 4404 45 A Avenue , Rocky Mountain House , Alberta T4T 1P4

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 3
<b>Zoning</b> Improved Industrial/Light	<b>Subdivision</b> East Side Industrial	<b>Year Built</b> 1972
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Legal Plan</b> 5990KS	<b>Building Area (Sq. Ft.)</b> 2400.00	<b>Building Area (Sq. M.)</b> 222.97
<b>Lot Size (Sq. Ft.)</b> 19716	<b>Lot Size (Acres)</b> 0.45	<b>Footprint (Sq. Ft.)</b> 2400
<b>Construction Type</b> Mixed,Wood Frame	<b>Roof</b> Asphalt Shingle	<b>Foundation</b> Poured Concrete
<b>Heating</b> Forced Air,Natural Gas	<b>Lot Features</b> Back Lane,Corner Lot,Landscaped,Level,Near Shopping Center,Street Lighting	<b>Access to Property</b> Back Alley Access,Direct Access,Mixed,Visual Exposure
<b>Inclusions</b> NA	<b>Restrictions</b> None Known	<b>Reports</b> Legal Description,Plot Plan

Terrific commercial investment. Corner oversize lot measuring 73'.5" X 213' zoned Industrial in prime location. There is an arch ribbed warehouse on site with overhead door. The shingles were replaced approximately 2 years ago. The interior of the building is open design with one bathroom. Lots of opportunity for growth.

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