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## 5222 44 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Rocky Mountain House, Alberta



**Listing ID:**  
34692


**MLS ID:**  
A2298343

**\$500,000**



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 5222 44 Street , Rocky Mountain House , Alberta T4T 1V4

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 1
<b>Zoning</b> I	<b>Subdivision</b> Rocky Mtn House	<b>Building Type</b> See Remarks
<b>Year Built</b> 2012	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 9423491	<b>Building Area (Sq. Ft.)</b> 4500.00
<b>Building Area (Sq. M.)</b> 418.06	<b>Lot Size (Sq. Ft.)</b> 22651	<b>Lot Size (Acres)</b> 0.52
<b>Inclusions</b> n/a	<b>Restrictions</b> See Remarks	<b>Reports</b> Plot Plan

Industrial Opportunity in Rocky Mountain House This 4,000 SF± light industrial building is situated on a 0.52-acre lot in Rocky Mountain House's well-established industrial district. Built in 2012, the property offers a versatile dual-bay warehouse layout, complete with a showroom/retail area, shop space, and two mezzanine storage areas to maximize functionality. Zoned GI – General Industrial, the site supports a wide range of industrial and commercial uses. Loading is convenient with two 12' x 14' overhead doors, while front gravel parking ensures easy access for staff and clients. Excellent connectivity to Highway 11 (David Thompson Highway) and Highway 22 (Cowboy Trail) makes this location ideal for businesses seeking exposure and efficient transportation links.

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