

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.

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



 **KIMBERLY MCDONALD**
 (403) 846-6654

 RE/MAX real estate central alberta
 403-844-3030

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

Transaction Type For Sale	Title Fee Simple	Days On Market 65
Zoning I	Subdivision Rocky Mtn House	Building Type See Remarks
Year Built 2012	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 9423491	Building Area (Sq. Ft.) 4500.00
Building Area (Sq. M.) 418.06	Lot Size (Sq. Ft.) 22651	Lot Size (Acres) 0.52
Inclusions n/a	Restrictions See Remarks	Reports 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.

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.