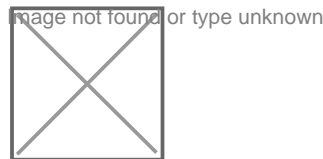


Regional Contact

Bev Thornton 403-627-0244 bev@albertasouthwest.com Visit Website

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.

4807 43 STREET FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location Rocky Mountain House, Alberta

Listing ID: 34847

MLS ID: A2300580

\$10,335



KIMBERLY MCDONALD (403) 846-6654

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

4807 43 Street , Rocky Mountain House , Alberta T4T 1A5

<b>Transaction Type</b> For Lease	<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> Free-Standing
<b>Year Built</b> 2005	<b>Structure Type</b> Institutional	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 7722093	<b>Building Area (Sq. Ft.)</b> 8476.45
<b>Building Area (Sq. M.)</b> 787.48	<b>Roof</b> Metal	<b>Cooling</b> Central Air
<b>Heating</b> Overhead Heater(s), Forced Air, Natural Gas, See Remarks	<b>Inclusions</b> Hotsy, Kitchen Appliances (Fridge, Stove, Microwave) Washer & Dryer, Reception Desk, Window Coverings, Security System, fire extinguishers,	<b>Restrictions</b> Landlord Approval, See Remarks
<b>Reports</b> Aerial Photos, Floor Plans, Formal Lease		

Located at 4807 43 Street in the industrial area of Rocky Mountain House, this 2005 8,000+ sq. ft. building on 1.28 acres presents an excellent opportunity for businesses looking to expand their operations. Designed with versatility in mind, the main floor includes a 4,000 sq. ft. shop featuring radiant heat, three overhead doors (10x10 x2 and 16x20), two offices, and a mezzanine for additional storage. The front portion of the building is thoughtfully laid out for administrative use, offering six private offices, a spacious reception area, a bathroom, and a kitchenette. The upper level is well-suited for meetings and training, with three large conference rooms, two bathrooms with showers, and a full kitchen complete with a washer and dryer. The rear yard is fully fenced with chain link, providing secure and ample space for equipment, vehicles, or additional storage.

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