

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) 844-3030

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

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

Transaction Type For Lease	Title Fee Simple	Days On Market 62
Lease Amount 10335.00	Lease Frequency Monthly	Zoning I
Subdivision Rocky Mtn House	Building Type Free-Standing	Year Built 2005
Structure Type Institutional	Property Type Commercial	Property Sub Type Industrial
Legal Plan 7722093	Building Area (Sq. Ft.) 8476.45	Building Area (Sq. M.) 787.48
Roof Metal	Cooling Central Air	Heating Overhead Heater(s),Forced Air,Natural Gas,See Remarks
Inclusions Hotsy, Kitchen Appliances (Fridge, Stove, Microwave) Washer & Dryer, Reception Desk, Window Coverings, Security System, fire extinguishers,	Restrictions Landlord Approval,See Remarks	Reports 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.

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.