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5127 49 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Rocky Mountain House, Alberta



Listing ID:
34895


MLS ID:
A2299986

\$970,000



 **LARRISSA KALYN**
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 Century 21 Westcountry Realty Ltd.
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 5127 49 Street , Rocky Mountain House , Alberta T4T 1B8

Transaction Type For Sale	Title Fee Simple	Days On Market 1
Zoning Commercial	Subdivision NONE	Building Type Commercial Mix
Year Built 1978	Structure Type Office	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 101AJ	Building Area (Sq. Ft.) 4770.00
Building Area (Sq. M.) 443.14	Lot Size (Sq. Ft.) 18295	Lot Size (Acres) 0.42
Construction Type Concrete,Mixed	Roof Asphalt Shingle	Foundation Poured Concrete
Cooling Central Air	Heating Forced Air,Natural Gas	Lot Features Back Lane,Level,Low Maintenance Landscape
Commercial Amenities Boardroom,Elevator Passenger,Emergency Lighting,Kitchen,Laundry Facility,Lunchroom,Parking-Extra,Paved Yard	Access to Property Back Alley Access,Direct Access	Inclusions NA
Restrictions Non-Smoking Building	Reports Appraisal,Land Survey,RPR	

Are you looking for a commercial building? This property's central location, functional design, and good condition make it a great opportunity within the local commercial market. Its use as a medical or professional office supports stable tenancy and income potential with good access and visibility in the commercial area. The site is fully serviced and zoned for commercial use, allowing office and retail operations with a functional layout that includes offices, reception, and support areas. The land parcel is modest in size, typical for central business locations, and offers paved access with parking along the south side and at the back of the building as well as another separately titled parking lot to the south. This is a modern, functional commercial property in a prime town-centre location, just a block off main street.

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