

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.

## 4411 49 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Rocky Mountain House, Alberta



**Listing ID:**  
34931


**MLS ID:**  
A2303233

**\$399,900**



 **LORNA MOORE**  
 (403) 844-9644

 Royal LePage Tamarack Trail Realty  
 403-845-5588

  
4411 49 Avenue , Rocky Mountain House , Alberta T4T1E1

|  |   |  |
|--|---|--|
| <b>Transaction Type</b><br>For Sale        | <b>Days On Market</b><br>1                                  | <b>Zoning</b><br>Industrial                  |
| <b>Subdivision</b><br>East Side Industrial | <b>Building Type</b><br>Office Building,See Remarks         | <b>Year Built</b><br>1979                    |
| <b>Structure Type</b><br>Industrial        | <b>Property Type</b><br>Commercial                          | <b>Property Sub Type</b><br>Industrial       |
| <b>Legal Plan</b><br>2537RS                | <b>Building Area (Sq. Ft.)</b><br>2223.09                   | <b>Building Area (Sq. M.)</b><br>206.53      |
| <b>Lot Size (Sq. Ft.)</b><br>94089         | <b>Lot Size (Acres)</b><br>2.16                             | <b>Roof</b><br>Asphalt Shingle,Metal         |
| <b>Foundation</b><br>Poured Concrete       | <b>Heating</b><br>Overhead Heater(s),Forced Air,Natural Gas | <b>Lot Features</b><br>City Lot,Interior Lot |
| <b>Access to Property</b><br>Public        | <b>Inclusions</b><br>N/A                                    | <b>Restrictions</b><br>None Known            |
| <b>Reports</b><br>Environmental Phase 1    |   |  |

A rare opportunity to own a piece of industrial land with buildings does exist! Located on just over 2 acres, this fully fenced property houses a main office building that has 2 offices, a lunch room, shower room, parts room and main entry and administration area. In the rear of the property you will find a metal clad shop with bathroom, parts area. It has concrete floors, 16" ceilings with 14" doors, concrete floors, work benches, and a hotsy. Beside it you will find a 30x 60 Tarp Quonset for cold storage. In addition, you will discover an older storage building on wood pilings and a 24x36 metal clad secondary shop. Plenty of room to drive large equipment within the lot. Perfect for 1 or even 2 businesses to occupy this property.

**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.