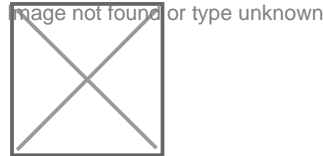


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 1, 4924 47 AVENUE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Rocky Mountain House, Alberta



**Listing ID:**  
35741

**MLS ID:**  
A2321677

**\$15.50**



 **PETER NAM**  
 (403) 860-8860

 RE/MAX House of Real Estate  
 403-287-3880

  
1, 4924 47 Avenue , Rocky Mountain House , Alberta T4T 1C5

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 3	<b>Lease Amount</b> 15.50
<b>Lease Frequency</b> Annually	<b>Subdivision</b> Rocky Mtn House	<b>Building Type</b> See Remarks
<b>Year Built</b> 1980	<b>Structure Type</b> Office	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Office	<b>Building Area (Sq. Ft.)</b> 2100.00	<b>Building Area (Sq. M.)</b> 195.09
<b>Inclusions</b> Equipment list	<b>Restrictions</b> Landlord Approval	<b>Reports</b> Leases

For Lease on 2,100 sq.ft Office/Retail space located in #1, 4924 47 Ave, Rocky Mountain House AB. The basic rent \$15.50 per sq.ft (\$2,712 per month), the operating cost \$7.00 per sq.ft (\$1,225 per month) including natural gas, water & sewer, snow removal, property tax, property insurance in it. The tenant pays the electricity based on the separate meter. The convenience store as mini-mart has been operated by the previous tenant, and the new tenant has a right to negotiate with the basic frames of the walking cooler or shelves in it. Be Your Own Boss!

**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.