$450,000 - 4407 45a Avenue, Rocky Mountain House

MLS® #A2188253

$450,000
0 Bedroom, 0.00 Bathroom,
Commercial on 0.75 Acres

East Side Industrial, Rocky Mountain House, Alberta

Welcome to an exceptional opportunity to own a versatile industrial mixed-use building in the heart of Rocky Mountain House. This property boasts highway visibility, making it an ideal location for businesses seeking maximum exposure and accessibility. Strategically situated with direct visibility from the main highway, ensuring high traffic and easy access for clients and suppliers. Perfect for a range of uses, including manufacturing, warehousing, retail, and office space. The building's layout can be easily adapted to suit the specific needs of different businesses. Plenty of room for future expansion or customization to meet growing business demands. Offering a unique blend of industrial functionality and commercial appeal. Whether you're looking to expand your current operations or start a new venture, this building provides the perfect foundation for success.

Built in 1979

Essential Information

MLS® #	A2188253
Price	$450,000
Bathrooms	0.00
Acres	0.75
Year Built	1979
Type	Commercial
Sub-Type	Industrial

Status	Active

Community Information

Address	4407 45a Avenue
Subdivision	East Side Industrial
City	Rocky Mountain House
County	Clearwater County
Province	Alberta
Postal Code	T4T 1B2

Interior

Heating	Baseboard, In Floor, Natural Gas, Boiler
Cooling	Central Air

Exterior

Lot Description	Low Maintenance Landscape
Roof	Metal
Construction	Concrete, Mixed, Metal Frame
Foundation	See Remarks

Additional Information

Date Listed	January 14th, 2025
Days on Market	146
Zoning	(I) General Industrial Di

Listing Details

Listing Office	RE/MAX real estate central alberta

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