

\$474,000 - 4511 44 Street, Rocky Mountain House

MLS® #A1171616

\$474,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.36 Acres

Rocky Mtn House, Rocky Mountain House,
Alberta

This is the ideal industrial property. Great shop with 14' overhead door, 2 radiant heaters & floor drain. Professional office & reception on main level and additional offices in the mezzanine. Air conditioning & security system on site. Over sized double lot is fenced & extra storage area. Location is great in high traffic area and good visibility. 2400 sq.ft which consists of - 800 sq.ft with offices & reception & 2 piece bathroom. 1600 sq.ft. of warehouse. 320 sq.ft finished board room in mezzanine.

Built in 1981

Essential Information

MLS® #	A1171616
Price	\$474,000
Sold Price	\$425,000
Bathrooms	0.00
Acres	0.36
Year Built	1981
Type	Commercial
Sub-Type	Industrial
Status	Sold

Community Information

Address	4511 44 Street
Subdivision	Rocky Mtn House
City	Rocky Mountain House



County	Clearwater County
Province	Alberta
Postal Code	T4T 1B6

Amenities

Utilities	Electricity Connected
Parking Spaces	6
Parking	Parking Pad

Interior

Heating	Combination, Forced Air, Natural Gas, Radiant
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Exterior

Lot Description	Level
Roof	Metal
Construction	Concrete, Metal Siding, Wood Frame
Foundation	Poured Concrete, See Remarks, Slab

Additional Information

Date Listed	January 15th, 2022
Date Sold	March 25th, 2025
Days on Market	1163
Zoning	General Industrial
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Westcountry Realty Ltd.
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