

\$12 - C, 4302 44 Avenue, Rocky Mountain House

MLS® #A2083869

\$12

0 Bedroom, 0.00 Bathroom,
Commercial on 3.11 Acres

Rocky Mtn House, Rocky Mountain House,
Alberta

Prime Location! Are you looking to relocate your business, expand or downsize? Newly refurbished office and bay for lease with immediate possession. Zoning is General Industrial (I). Front access to the office and reception area with built-in desks. The bay is accessed through the shared rear yard. Pull-in single bay measures 23'1Wx40'5L with 18ft OH door and 20'6FT height clearance, floor drain, radiant OH heat, mezzanine for storage, freshly painted throughout, kitchen/lunch area, bathroom, and shower facility with washer and dry hookups, exhaust fan, shared rear yard. An affordable option for heated indoor storage for the upcoming winter season. Basic rent is \$12/sqft, additional rent is \$2.50/sqft, power and gas are metered and water/sewer is a proportionate share and is reflected in the additional rent. There is an option to purchase a 2.79-fenced yard across the road if needed refer to A2083815 for full details.

Built in 1996

Essential Information

MLS® #	A2083869
Price	\$12
Sold Price	\$10
Bathrooms	0.00
Acres	3.11
Year Built	1996



Type	Commercial
Sub-Type	Industrial
Status	Sold

Community Information

Address	C, 4302 44 Avenue
Subdivision	Rocky Mtn House
City	Rocky Mountain House
County	Clearwater County
Province	Alberta
Postal Code	T4T 1C7

Interior

Heating	Natural Gas, Radiant
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Exterior

Lot Description	Level
Foundation	Poured Concrete

Additional Information

Date Listed	September 27th, 2023
Date Sold	November 21st, 2024
Days on Market	421
Zoning	I
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta
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