

\$475,000 - 4319 49 Avenue, Rocky Mountain House

MLS® #A2088263

\$475,000

0 Bedroom, 0.00 Bathroom,
Commercial on 1.00 Acres

NONE, Rocky Mountain House, Alberta

"INCREDIBLE VALUE" This is an excellent investment in industrial land and buildings. if you own your own business and want to expand and own your building, "opportunity knocks." Metal clad shop is 40'.2"x60'.3" (2400 sq.ft.) and the warehouse is 63'.8"x26'.4" (1664 sq.ft.) metal clad with 14' overhead doors. The warehouse also has two spacious offices and a bathroom with shower. There is also a mezzanine for storage or additional office space if needed. This 1 acre parcel is fenced with chain link fencing and there is also cold storage in rear. The yard has been filled and packed. If your business only needs one shop rent the other shop for added revenue. Lots of opportunities at this industrial location.

Built in 1983

Essential Information

MLS® #	A2088263
Price	\$475,000
Sold Price	\$380,000
Bathrooms	0.00
Acres	1.00
Year Built	1983
Type	Commercial
Sub-Type	Industrial
Status	Sold

Community Information



Address	4319 49 Avenue
Subdivision	NONE
City	Rocky Mountain House
County	Clearwater County
Province	Alberta
Postal Code	T4T 2A4

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
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Interior

Interior Features	High Ceilings, See Remarks, Storage
Heating	Forced Air, Natural Gas

Exterior

Lot Description	Back Lane, Low Maintenance Landscape, Level, Street Lighting, Yard Lights
Roof	Concrete, Metal
Construction	Concrete, Metal Frame, Metal Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2023
Date Sold	October 29th, 2024
Days on Market	377
Zoning	General Industrial
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Westcountry Realty Ltd.
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