

\$339,900 - 4204 52 Avenue, Rocky Mountain House

MLS® #A2163518

\$339,900

0 Bedroom, 0.00 Bathroom,
Commercial on 1.45 Acres

NONE, Rocky Mountain House, Alberta

1.45 Acres Highway Commercial with over 2,000 sq.ft. Retail area contains 630 sq.ft, office space - 110 sq.ft and over 1000 sq.ft. of shop area. Upgrades include shingles, garage doors, security system - month to month - front fencing, heater in shop area, concrete pad and new electric panel. Bring your business dreams to life! Permitted uses include convenience, retail store, restaurant and more. Discretionary uses include alcohol retail, animal services, cannabis, child care and much more with town approval!

Built in 1974

Essential Information

MLS® #	A2163518
Price	\$339,900
Sold Price	\$332,000
Bathrooms	0.00
Acres	1.45
Year Built	1974
Type	Commercial
Sub-Type	Mixed Use
Status	Sold

Community Information

Address	4204 52 Avenue
Subdivision	NONE
City	Rocky Mountain House
County	Clearwater County



Province	Alberta
Postal Code	T4T 1B2

Interior

Interior Features	High Ceilings, Open Floorplan
Heating	Baseboard, Forced Air, Natural Gas

Exterior

Exterior Features	Storage
Lot Description	Landscaped, Treed
Roof	Asphalt
Foundation	Poured Concrete

Additional Information

Date Listed	September 9th, 2024
Date Sold	January 20th, 2025
Days on Market	133
Zoning	Highway Commeercial
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Westcountry Realty Ltd.
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