

\$949,900 - 4512 42 Avenue, Rocky Mountain House

MLS® #A2172365

\$949,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Rocky Mtn House, Rocky Mountain House,
Alberta

3.64 acres, with land and buildings zoned General Industrial District in Rocky Mountain House, AB. The property is perimeter fenced with chain link fencing and gates. This parcel has been most recently used as a manufacturing location for high quality rig and access mats. Very well maintained property offering an updated clean 1785.47 sqft office building featuring a reception area, private offices a lunch / locker room, bathroom(s) and storage spaces this building is hardwired with starlink for reliable internet. There is a 2582.93 sqft heated shop that is used for equipment storage and a heated workshop area, this building has approximately 12'4 height clearance. In addition to the 2 main buildings there are numerous 3 sided steel framed structures for welding and manufacturing (several jig buildings with power and welders). There are a total of 19 +/- structures on the property with most of the buildings on the outside perimeter of the parcel keeping the yard accessible for equipment and storage. If you need more land there is an additional 3.83 acres also available for sale at 4414 42 Avenue RMH (MLS® A2172369). The combination of well-maintained office space and a large heated shop, along with additional structures for manufacturing, presents a great opportunity for expansion or establishing a business in the area.



Built in 1999

Essential Information

MLS® #	A2172365
Price	\$949,900
Sold Price	\$850,000
Bathrooms	0.00
Acres	0.00
Year Built	1999
Type	Commercial
Sub-Type	Industrial
Status	Sold

Community Information

Address	4512 42 Avenue
Subdivision	Rocky Mtn House
City	Rocky Mountain House
County	Clearwater County
Province	Alberta
Postal Code	T4T 1A1

Interior

Heating	Baseboard, Electric, Overhead Heater(s), Propane
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Additional Information

Date Listed	October 9th, 2024
Date Sold	February 21st, 2025
Days on Market	133
Zoning	I - General Industrial Di
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta
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