

\$449,000 - 4411 49 Avenue, Rocky Mountain House

MLS® #A2156314

\$449,000

0 Bedroom, 0.00 Bathroom,
Commercial on 1.26 Acres

East Side Industrial, Rocky Mountain House,
Alberta

Prime location in the heart of the East Industrial core. Buildings on 1.26 acres all perimeter fenced with Front entry gate and a back exit gate. At the front of the site is the main office building (24' x 36') consisting of front entrance leading into the open admin. space with two offices to one side and the other side offering a small lunch room with sink, a 3 pcs bathroom, utility room and a side entrance for employees to enter and have access to: mud room, washroom and admin. counter. Beside the office is a shop 24'x 36' metal lined inside and out, concrete floor with drain, 2- O.H. doors 14' height. At the back of the site is a great 44' x 50' shop, metal clad on the outside and the interior is all painted plywood. This building offers cement floor with trench and sump for drainage, 2- 14' h x 16" w O.H. insulated doors, work benches and hot water cleaning unit. In addition to all this, is a 38' x 60' Tarp Quonset on gravel base with metal clad ends, and front sliding doors. The yard also provides an older (as is where is) storage building on wood pilings. Buildings on this site are either against the front or back of the property offering a huge open space in the center of the yard, open for prefabrication or for maneuverability of equipment.

Built in 1979

Essential Information



| | |
|------------|------------|
| MLS® # | A2156314 |
| Price | \$449,000 |
| Bathrooms | 0.00 |
| Acres | 1.26 |
| Year Built | 1979 |
| Type | Commercial |
| Sub-Type | Industrial |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 4411 49 Avenue |
| Subdivision | East Side Industrial |
| City | Rocky Mountain House |
| County | Clearwater County |
| Province | Alberta |
| Postal Code | T4T1E1 |

Interior

| | |
|---------|---|
| Heating | Forced Air, Natural Gas, Overhead Heater(s) |
|---------|---|

Exterior

| | |
|--------------|--|
| Roof | Asphalt Shingle, Metal |
| Construction | Wood Frame, Metal Siding, Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | August 10th, 2024 |
| Days on Market | 265 |
| Zoning | Industrial |

Listing Details

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|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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