



GRASSROOTS

REALTY GROUP

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123 Any Street
Rocky Mountain House, Alberta

MLS # A2269270



\$850,000

Division: Rocky Mtn House

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,500 sq.ft.

Zoning: C3

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: n/a

Commercial building of prime location at the South end of main Street, great visibility with abundant parking in Rocky Mountain House AB. Land (irregular): Frontage 87.89m, back 59.62m, depth West 27.79, depth East 48.09m. Total building size about 4,500 sq.ft with three tenants - Convenience store (2,100 sq.ft), Office (900 sq.ft), Meat retail (1,500 sq.ft). Cap.rate 8.0%+. Currently 900 sq.ft of the office space is available for your own need in bay #2. Be Your Own Boss!