



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**5222 44 Street**  
**Rocky Mountain House, Alberta**

**MLS # A2298343**

**\$500,000**



**Division:** Rocky Mtn House

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 4,500 sq.ft.

**Zoning:** I

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.52 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** n/a

**Industrial Opportunity in Rocky Mountain House** This 4,000 SF+ light industrial building is situated on a 0.52-acre lot in Rocky Mountain House's well-established industrial district. Built in 2012, the property offers a versatile dual-bay warehouse layout, complete with a showroom/retail area, shop space, and two mezzanine storage areas to maximize functionality. Zoned GI - General Industrial, the site supports a wide range of industrial and commercial uses. Loading is convenient with two 12' x 14' overhead doors, while front gravel parking ensures easy access for staff and clients. Excellent connectivity to Highway 11 (David Thompson Highway) and Highway 22 (Cowboy Trail) makes this location ideal for businesses seeking exposure and efficient transportation links.