



4411 49 Avenue
Rocky Mountain House, Alberta

MLS # A2303233



\$399,900

Division: East Side Industrial

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,223 sq.ft.

Zoning: Industrial

Heating: Overhead Heater(s), Forced Air, Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Asphalt Shingle, Metal

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 1.26 Acres

Sewer: -

Lot Feat: City Lot, Interior Lot

Inclusions: N/A

A rare opportunity to own a piece of industrial land with buildings does exist! Located on just over 2 acres, this fully fenced property houses a main office building that has 2 offices, a lunch room, shower room, parts room and main entry and administration area. In the rear of the property you will find a metal clad shop with bathroom, parts area. It has concrete floors, 16" ceilings with 14" doors, concrete floors, work benches, and a hotsty. Beside it you will find a 30x 60 Tarp Quonset for cold storage. In addition, you will discover an older storage building on wood pilings and a 24x36 metal clad secondary shop. Plenty of room to drive large equipment within the lot. Perfect for 1 or even 2 businesses to occupy this property.