



GRASSROOTS
REALTY GROUP

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1-19 (no 3/13), 4940 49 Street
Rocky Mountain House, Alberta

MLS # A2320267

\$2,490,777



Division:	Rocky Mtn House		
Type:	Commercial/Multi Family		
Style:	-		
Size:	6,538 sq.ft.	Age:	1975 (51 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler
Floors:	-
Roof:	-
Basement:	-
Exterior:	-
Foundation:	-
Features:	-

Bldg Name:	-
Water:	-
Sewer:	-
LLD:	-
Zoning:	core commercial
Utilities:	-

Inclusions: 17 sets of (fridge, stove, microwave, hood fan), 1 washer, 1 dryer, window coverings

RARE investment opportunity! Don't miss this exceptional opportunity to own a fully-tenanted turnkey apartment building in the heart of Rocky Mountain House with \$1,000,000 in high quality renovations completed fall of 2025. This 17 unit concrete and stone building is a rare asset... Ideal for investors looking for long term stability and superior returns of \$20,000 per month with \$125,000 down payment. Other notable upgrades: new Roof 2015, new Windows 2016, new Boiler 2020, both pumps were rebuilt in 2025. This professionally managed building features 16 well designed studio apartments and one spacious one-bedroom unit all under the expert care of an outstanding on site manager. The expansive basement, formerly home to 30 underground parking stalls, offers incredible development potential. Whether you envision additional apartment units subject to town approval, storage lockers, or a tenant recreation space. The possibilities are incredible! A small office is already in place for property management or administrative use. Situated on one of the most desirable streets in Rocky Mountain House, the building boasts breathtaking West-facing mountain views, a large paved parking lot, and low maintenance landscaping. With a concrete and stone exterior, minimal yard work, and close proximity to shopping, dining, and all amenities- this is truly a prime addition to any investment portfolio.