

MLS # A2235896

## Rocky Mountain House, Alberta

# \$499,000



**Division:** Rocky Mountain House

**Type:** Office

**Bus. Type:** Printing

**Sale/Lease:** For Sale

**Bldg. Name:** G & M Graphics

**Bus. Name:** -

**Size:** 3,000 sq.ft.

**Zoning:** Industrial

**Heating:** Boiler, Natural Gas

**Floors:** -

**Roof:** Asphalt Shingle

**Exterior:** Stucco, Wood Frame

**Water:** -

**Sewer:** -

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.32 Acre

**Lot Feat:** -

Now here is a great opportunity to buy a great building in a highly visible location In Rocky Mtn. House as you enter town from the east. This thoughtfully designed and laid out building was constructed by local builder Derryl Rocque and has served the previous business well with excellent accessibility, a bright and roomy front reception space, a wide open middle area for an easy to configure work space and plenty of room for equipment. For shipping and receiving there's a convenient side loading room with good access and an overhead garage door. The owners has sold the existing business and is retiring. Will consider leasing the property as well.