

5222 44 Street
Rocky Mountain House, Alberta

MLS # A2265709

\$524,900



Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	4,972 sq.ft.
Zoning:	General Industrial

Heating:	In Floor, Overhead Heater(s), Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Metal	Utilities:	Electricity Connected, Natural Gas, Heating Paid For, High Speed Internet
Exterior:	Aluminum Siding , Concrete, Wood Frame	Parking:	-
Water:	Public	Lot Size:	0.52 Acre
Sewer:	Public Sewer	Lot Feat:	Cleared, Level, Low Maintenance Landscape
Inclusions:	shed, 2 garage door openers		

Opportunity awaits!! Run your business and rent one side out to supplement income. One side features store front, mezzanine and storage bay with 12X14 over head doors - over 2700 sq.ft. The west bay features a mezzanine and open area over 2200 sq.ft. Lot is close to amenities and is fenced with a gravel parking lot. 200 Amp main service. Each side has its own washroom facilities, hot water tank and has overhead heat.