

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 |
| 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.