

4407 45A Avenue  
Rocky Mountain House, Alberta

MLS # A2273603

**\$429,900**



**Division:** Rocky Mtn House

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 14,395 sq.ft.

**Zoning:** (I) General Industrial Di

**Heating:** Baseboard, Boiler, In Floor, Natural Gas

**Floors:** -

**Roof:** Metal

**Exterior:** Concrete, Metal Frame, Mixed

**Water:** -

**Sewer:** -

**Inclusions:** NEGOTIABLE

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.75 Acre

**Lot Feat:** Low Maintenance Landscape

Welcome to an exceptional opportunity to own a highly versatile industrial mixed-use building in the heart of Rocky Mountain House. This property offers outstanding highway visibility—an ideal advantage for businesses seeking maximum exposure, seamless accessibility, and strong customer traffic. Strategically positioned with direct sight lines from the main highway, this location ensures high visibility, easy access for clients and suppliers, and excellent drive-by presence. The building is well-suited for a wide range of uses, including manufacturing, warehousing, retail, and office operations. Its adaptable layout can be customized to meet the unique requirements of virtually any business. With ample space for future expansion or tailored improvements, this property offers both flexibility and growth potential. Combining industrial functionality with commercial appeal, it provides a solid foundation for businesses looking to expand, relocate, or launch new ventures. A rare opportunity in a prime location—ready to support your success.