

# \$450,000 - 4407 45a Avenue, Rocky Mountain House

MLS® #A2188253

**\$450,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.75 Acres

East Side Industrial, Rocky Mountain House,  
Alberta

Welcome to an exceptional opportunity to own a versatile industrial mixed-use building in the heart of Rocky Mountain House. This property boasts highway visibility, making it an ideal location for businesses seeking maximum exposure and accessibility. Strategically situated with direct visibility from the main highway, ensuring high traffic and easy access for clients and suppliers. Perfect for a range of uses, including manufacturing, warehousing, retail, and office space. The building's layout can be easily adapted to suit the specific needs of different businesses. Plenty of room for future expansion or customization to meet growing business demands. Offering a unique blend of industrial functionality and commercial appeal. Whether you're looking to expand your current operations or start a new venture, this building provides the perfect foundation for success.

Built in 1979

## Essential Information

MLS® #	A2188253
Price	\$450,000
Bathrooms	0.00
Acres	0.75
Year Built	1979
Type	Commercial
Sub-Type	Industrial



Status                      Active

**Community Information**

Address                      4407 45a Avenue  
Subdivision                East Side Industrial  
City                          Rocky Mountain House  
County                      Clearwater County  
Province                    Alberta  
Postal Code                T4T 1B2

**Interior**

Heating                    Baseboard, In Floor, Natural Gas, Boiler  
Cooling                    Central Air

**Exterior**

Lot Description            Low Maintenance Landscape  
Roof                        Metal  
Construction              Concrete, Mixed, Metal Frame  
Foundation                See Remarks

**Additional Information**

Date Listed                January 14th, 2025  
Days on Market            113  
Zoning                      (I) General Industrial Di

**Listing Details**

Listing Office              RE/MAX real estate central alberta

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