

# \$28 - Unit 4, 5020 44 Street, Rocky Mountain House

MLS® #A2263114

**\$28**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Rocky Mountain House, Alberta

Prime Leasing Opportunity in a Brand-New Building. Please note that although there is a stated lease rate.....this rate is negotiable.

Discover a fantastic leasing opportunity in a newly built institutional building. Unit 4 offers 2,013 sq. ft. of versatile space, ideal for a variety of business ventures.

- Annual Rate: \$28 per square foot triple net.

- Lease Term: Minimum 3-5 years

This modern space provides the perfect environment to establish or expand your business. Located in a thriving area, the building is designed to accommodate multiple businesses, ensuring visibility and accessibility. Other tenants in the building are PCN, Medical Clinic and Pharmacy.

Don't miss out on this exceptional leasing opportunity!

Built in 2025

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2263114   |
| Price      | \$28       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2025       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |



## Community Information

|             |                        |
|-------------|------------------------|
| Address     | Unit 4, 5020 44 Street |
| Subdivision | NONE                   |
| City        | Rocky Mountain House   |
| County      | Clearwater County      |
| Province    | Alberta                |
| Postal Code | T4T 1B9                |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 32                |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | Century 21 Westcountry Realty Ltd. |
|----------------|------------------------------------|

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