

# \$449,000 - 4411 49 Avenue, Rocky Mountain House

MLS® #A2156314

**\$449,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.26 Acres

East Side Industrial, Rocky Mountain House,  
Alberta

Prime location in the heart of the East Industrial core. Buildings on 1.26 acres all perimeter fenced with Front entry gate and a back exit gate. At the front of the site is the main office building (24' x 36') consisting of front entrance leading into the open admin. space with two offices to one side and the other side offering a small lunch room with sink, a 3 pcs bathroom, utility room and a side entrance for employees to enter and have access to: mud room, washroom and admin. counter. Beside the office is a shop 24'x 36' metal lined inside and out, concrete floor with drain, 2- O.H. doors 14' height. At the back of the site is a great 44' x 50' shop, metal clad on the outside and the interior is all painted plywood. This building offers cement floor with trench and sump for drainage, 2- 14' h x 16" w O.H. insulated doors, work benches and hot water cleaning unit. In addition to all this, is a 38' x 60' Tarp Quonset on gravel base with metal clad ends, and front sliding doors. The yard also provides an older (as is where is) storage building on wood pilings. Buildings on this site are either against the front or back of the property offering a huge open space in the center of the yard, open for prefabrication or for maneuverability of equipment.

Built in 1979

## Essential Information



MLS® #	A2156314
Price	\$449,000
Bathrooms	0.00
Acres	1.26
Year Built	1979
Type	Commercial
Sub-Type	Industrial
Status	Active

### Community Information

Address	4411 49 Avenue
Subdivision	East Side Industrial
City	Rocky Mountain House
County	Clearwater County
Province	Alberta
Postal Code	T4T1E1

### Interior

Heating	Forced Air, Natural Gas, Overhead Heater(s)
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### Exterior

Roof	Asphalt Shingle, Metal
Construction	Wood Frame, Metal Siding, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	August 10th, 2024
Days on Market	249
Zoning	Industrial

### Listing Details

Listing Office	CIR Realty
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