



**GRASSROOTS**  
REALTY GROUP

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**3, 4616 47 Avenue  
Rocky Mountain House, Alberta**

**MLS # A2218498**

**\$469,000**



**Division:** NONE

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,506 sq.ft.

**Zoning:** Commercial

**Heating:** Forced Air, Natural Gas

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Asphalt Shingle

**Utilities:** Electricity Connected, Natural Gas Connected, Sewer Co

**Exterior:** Composite Siding

**Parking:** -

**Water:** Public

**Lot Size:** -

**Sewer:** Public Sewer

**Lot Feat:** -

**Inclusions:** N/A

Don't miss this exceptional opportunity to own your own office space within this 3 unit condo style office building. Located on a major road linking the highway and the downtown core, this property has visual corporate appeal as well as good access for your business. Complete with wheelchair accessibility, separately metered power, gas and telephone. This unit offers a central reception area 2 private offices, a semi private office, private conference room, kitchenette, bathroom, storage room and a full basement. The floor plan has an ease of flow, tasteful color pallet and a feel of corporate flare. The basement level is ready for your own plans depending on the development that you require for your business model.