



GRASSROOTS
REALTY GROUP

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MLS # A2235896

Rocky Mountain House, Alberta



\$499,000

Division: Rocky Mountain House

Type: Office

Bus. Type: Printing

Sale/Lease: For Sale

Bldg. Name: G & M Graphics

Bus. Name: -

Size: 3,000 sq.ft.

Zoning: Industrial

Heating: Boiler, Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Asphalt Shingle

Utilities: -

Exterior: Stucco, Wood Frame

Parking: -

Water: -

Lot Size: 0.32 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

Now here is a great opportunity to buy a great building in a highly visible location In Rocky Mtn. House as you enter town from the east. This thoughtfully designed and laid out building was constructed by local builder Darryl Rocque and has served the previous business well with excellent accessibility, a bright and roomy front reception space, a wide open middle area for an easy to configure work space and plenty of room for equipment. For shipping and receiving there's a convenient side loading room with good access and an overhead garage door. The owners has sold the existing business and is retiring. Will consider leasing the property as well.