



**GRASSROOTS**  
REALTY GROUP

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**Unit 2, 5204 49 Street**  
**Rocky Mountain House, Alberta**

**MLS # A2242256**



**\$18 per sq.ft.**

<b>Division:</b>	NONE
<b>Type:</b>	Mixed Use
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	Hill Crest Place
<b>Bus. Name:</b>	-
<b>Size:</b>	1,650 sq.ft.
<b>Zoning:</b>	LC (local commercial)

<b>Heating:</b>	-
<b>Floors:</b>	-
<b>Roof:</b>	-
<b>Exterior:</b>	-
<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Inclusions:</b>	general office furniture/fixtures

<b>Addl. Cost:</b>	-
<b>Based on Year:</b>	-
<b>Utilities:</b>	-
<b>Parking:</b>	-
<b>Lot Size:</b>	-
<b>Lot Feat:</b>	-

Great lease opportunity! Building is located in a central commercial location....1650sq.ft. of office space in a free standing building. 18.00 per sq. foot....triple net. Owner would like a five year lease but is flexible. Space will be available January 1, 2026.