



**4909, 4911, 4913 50 Street
Rocky Mountain House, Alberta**

MLS # A2253645

\$419,000



Division: NONE

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: Soling Block

Bus. Name: -

Size: 4,340 sq.ft.

Zoning: Commercial

Heating: Forced Air, Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Asphalt/Gravel

Utilities: -

Exterior: Concrete

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Commercial Building located on main street Rocky Mtn. House fully occupied with 4 tenants plus the owner's business in the lower retail space. There's currently a good mix of office, studio, retail and storage space. The current owners have done a number of upgrades since they've owned the building including flooring, paint and fixtures the spaces show bright and welcoming. As the building is set up there are two rental spaces on the main floor, two on the upper level and one in the basement with three furnaces that service the building. Each level has direct access from the street with a municipal address for each one (4909, 4911, and 4913 50 Street) as well as access to all levels from the back door. Two parking spaces at the back of the building.