



**GRASSROOTS**  
REALTY GROUP

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**5222 44 Street**  
**Rocky Mountain House, Alberta**

**MLS # A2265709**

**\$524,900**



**Division:** NONE

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 4,972 sq.ft.

**Zoning:** General Industrial

<b>Heating:</b>	In Floor, Overhead Heater(s), Natural Gas	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Metal	<b>Utilities:</b>	Electricity Connected, Natural Gas, Heating Paid For, High
<b>Exterior:</b>	Aluminum Siding , Concrete, Wood Frame	<b>Parking:</b>	-
<b>Water:</b>	Public	<b>Lot Size:</b>	0.52 Acre
<b>Sewer:</b>	Public Sewer	<b>Lot Feat:</b>	Cleared, Level, Low Maintenance Landscape
<b>Inclusions:</b>	shed, 2 garage door openers		

Opportunity awaits!! Run your business and rent one side out to supplement income. One side features store front, mezzanine and storage bay with 12X14 over head doors - over 2700 sq.ft. The west bay features a mezzanine and open area over 2200 sq.ft. Lot is close to amenities and is fenced with a gravel parking lot. 200 Amp main service. Each side has its own washroom facilities, hot water tank and has overhead heat.