



**4407 45A Avenue
Rocky Mountain House, Alberta**

MLS # A2273603



\$429,900

Division: Rocky Mtn House

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 14,395 sq.ft.

Zoning: (I) General Industrial Di

Heating: Baseboard, Boiler, In Floor, Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Metal

Utilities: -

Exterior: Concrete, Metal Frame, Mixed

Parking: -

Water: -

Lot Size: 0.75 Acre

Sewer: -

Lot Feat: Low Maintenance Landscape

Inclusions: NEGOTIABLE

Welcome to an exceptional opportunity to own a highly versatile industrial mixed-use building in the heart of Rocky Mountain House. This property offers outstanding highway visibility—an ideal advantage for businesses seeking maximum exposure, seamless accessibility, and strong customer traffic. Strategically positioned with direct sight lines from the main highway, this location ensures high visibility, easy access for clients and suppliers, and excellent drive-by presence. The building is well-suited for a wide range of uses, including manufacturing, warehousing, retail, and office operations. Its adaptable layout can be customized to meet the unique requirements of virtually any business. With ample space for future expansion or tailored improvements, this property offers both flexibility and growth potential. Combining industrial functionality with commercial appeal, it provides a solid foundation for businesses looking to expand, relocate, or launch new ventures. A rare opportunity in a prime location—ready to support your success.