



**GRASSROOTS**  
REALTY GROUP

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**Unit 4, 5020 44 Street  
Rocky Mountain House, Alberta**

**MLS # A2278183**



**\$28 per sq.ft.**

**Division:** NONE  
**Type:** Mixed Use  
**Bus. Type:** -  
**Sale/Lease:** For Lease  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 2,013 sq.ft.  
**Zoning:** -

**Heating:** -  
**Floors:** -  
**Roof:** -  
**Exterior:** -  
**Water:** -  
**Sewer:** -  
**Inclusions:** none

**Addl. Cost:** -  
**Based on Year:** -  
**Utilities:** -  
**Parking:** -  
**Lot Size:** -  
**Lot Feat:** -

Prime Leasing Opportunity in a Brand-New Building. Discover a fantastic leasing opportunity in a newly built institutional building. Unit 4 offers 2,013 sq. ft. of versatile space, ideal for a variety of business ventures. - Annual Rate: \$28 per square foot triple net. - Lease Term: Minimum 3&ndash;5 years This modern space provides the perfect environment to establish or expand your business. Located in a thriving area, the building is designed to accommodate multiple businesses, ensuring visibility and accessibility. Other tenants in the building are PCN, Medical Clinic and Pharmacy. Don&rsquo;t miss out on this exceptional leasing opportunity!