



GRASSROOTS
REALTY GROUP

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4404 45 A Avenue
Rocky Mountain House, Alberta

MLS # A2290758



\$169,000

Division:	East Side Industrial	Addl. Cost:	-
Type:	Industrial	Based on Year:	-
Bus. Type:	-	Utilities:	Electricity Connected, Natural Gas Connected, Water Connected
Sale/Lease:	For Sale	Parking:	-
Bldg. Name:	-	Lot Size:	0.45 Acre
Bus. Name:	-	Lot Feat:	Back Lane, Corner Lot, Landscaped, Level, Near Shopping
Size:	2,400 sq.ft.		
Zoning:	Improved Industrial/Light		
Heating:	Forced Air, Natural Gas		
Floors:	-		
Roof:	Asphalt Shingle		
Exterior:	Mixed, Wood Frame		
Water:	Private		
Sewer:	-		
Inclusions:	NA		

Terrific commercial investment. Corner oversize lot measuring 73'.5" X 213' zoned Industrial in prime location. There is an arch ribbed warehouse on site with overhead door. The shingles were replaced approximately 2 years ago. The interior of the building is open design with one bathroom. Lots of opportunity for growth.