



5127 49 Street  
Rocky Mountain House, Alberta

MLS # A2299986



**\$970,000**

<b>Division:</b>	NONE	<b>Addl. Cost:</b>	-
<b>Type:</b>	Mixed Use	<b>Based on Year:</b>	-
<b>Bus. Type:</b>	-	<b>Utilities:</b>	-
<b>Sale/Lease:</b>	For Sale	<b>Parking:</b>	-
<b>Bldg. Name:</b>	-	<b>Lot Size:</b>	0.42 Acre
<b>Bus. Name:</b>	-	<b>Lot Feat:</b>	Back Lane, Level, Low Maintenance Landscape
<b>Size:</b>	4,770 sq.ft.		
<b>Zoning:</b>	Commercial		
<b>Heating:</b>	Forced Air, Natural Gas		
<b>Floors:</b>	-		
<b>Roof:</b>	Asphalt Shingle		
<b>Exterior:</b>	Concrete, Mixed		
<b>Water:</b>	-		
<b>Sewer:</b>	-		
<b>Inclusions:</b>	NA		

Are you looking for a commercial building? This property's central location, functional design, and good condition make it a great opportunity within the local commercial market. Its use as a medical or professional office supports stable tenancy and income potential with good access and visibility in the commercial area. The site is fully serviced and zoned for commercial use, allowing office and retail operations with a functional layout that includes offices, reception, and support areas. The land parcel is modest in size, typical for central business locations, and offers paved access with parking along the south side and at the back of the building as well as another separately titled parking lot to the south. This is a modern, functional commercial property in a prime town-centre location, just a block off main street.