



4807 43 Street
Rocky Mountain House, Alberta

MLS # A2300580

\$10,335 per month



Division: Rocky Mtn House

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 8,476 sq.ft.

Zoning: I

Heating: Overhead Heater(s), Forced Air, Natural Gas, See Remarks

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Metal

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Hotsy, Kitchen Appliances (Fridge, Stove, Microwave) Washer & Dryer, Reception Desk, Window Coverings, Security System, fire extinguishers,

Located at 4807 43 Street in the industrial area of Rocky Mountain House, this 2005 8,000+ sq. ft. building on 1.28 acres presents an excellent opportunity for businesses looking to expand their operations. Designed with versatility in mind, the main floor includes a 4,000 sq. ft. shop featuring radiant heat, three overhead doors (10x10 x2 and 16x20), two offices, and a mezzanine for additional storage. The front portion of the building is thoughtfully laid out for administrative use, offering six private offices, a spacious reception area, a bathroom, and a kitchenette. The upper level is well-suited for meetings and training, with three large conference rooms, two bathrooms with showers, and a full kitchen complete with a washer and dryer. The rear yard is fully fenced with chain link, providing secure and ample space for equipment, vehicles, or additional storage.