



GRASSROOTS
REALTY GROUP

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4120 45A Street
Rocky Mountain House, Alberta

MLS # A2176872



\$2,000 per month

Division: Rocky Mtn House

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,105 sq.ft.

Zoning: (I) General Industrial Di

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: KITCHENETTE APPLIANCES

Discover an exceptional office space for lease in the heart of Rocky Mountain House. Situated on the second floor, this inviting space offers a private rear entrance, ensuring privacy and convenience for your team. With ample off-street parking available for both staff and customers, accessibility is a priority. Spanning an impressive 2,104.57 square feet, the office is bathed in natural daylight, creating a bright and welcoming atmosphere. It features a convenient kitchenette and two expansive open rooms, perfect for versatile use such as training sessions or team meetings. The common central area serves as an ideal spot for a reception or waiting area. We prefer a 12-month minimum lease term at an attractive rate of \$2000.00 per month plus GST. This all-inclusive lease agreement covers all utilities, providing peace of mind and a seamless leasing experience. Don't miss the opportunity to establish your business in this dynamic office space. The landlord is open to negotiations and is seeking a reliable, business-minded tenant who will use the space responsibly and contribute positively to the property.