

# \$2,000 - 4120 45a Street, Rocky Mountain House

MLS® #A2176872

**\$2,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

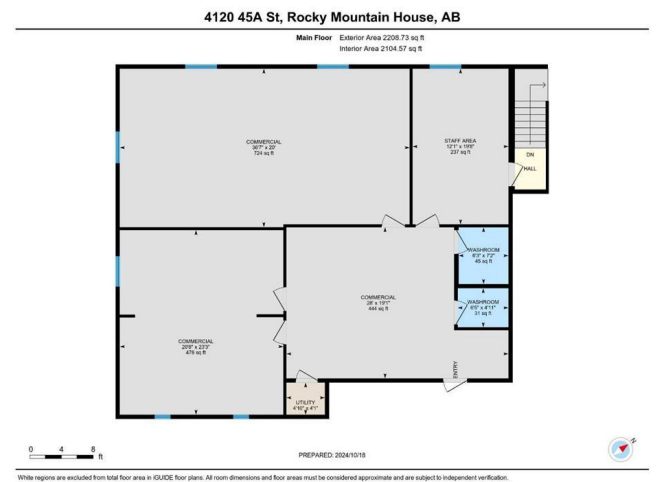
Rocky Mtn House, Rocky Mountain House,  
Alberta

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.

Built in 1999

## Essential Information

|        |          |
|--------|----------|
| MLS® # | A2176872 |
| Price  | \$2,000  |



|            |            |
|------------|------------|
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1999       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 4120 45a Street      |
| Subdivision | Rocky Mtn House      |
| City        | Rocky Mountain House |
| County      | Clearwater County    |
| Province    | Alberta              |
| Postal Code | t4t1a9               |

### Additional Information

|                |                           |
|----------------|---------------------------|
| Date Listed    | October 30th, 2024        |
| Days on Market | 231                       |
| Zoning         | (I) General Industrial Di |

### Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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