

# \$399,900 - 2, 4616 47 Avenue, Rocky Mountain House

MLS® #A2216102

**\$399,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Rocky Mountain House, Alberta

Don't miss this exceptional opportunity to own your own office space within this 3 unit condo style office building. Located on a major road linking the highway and the downtown core, this property has visual corporate appeal as well as good access for your business.

Complete with wheelchair accessibility, separately metered power, gas and telephone.

This unit offers a central reception area 2 private offices, a semi private office, private conference room, kitchenette, bathroom, storage room and a full basement . The floor plan has an ease of flow, tasteful color pallet and a feel of corporate flare. The basement level is ready for your own plans depending on the development that you require for your business model.

Built in 2013

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2216102   |
| Price      | \$399,900  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2013       |
| Type       | Commercial |
| Sub-Type   | Office     |
| Status     | Active     |

## Community Information



|             |                      |
|-------------|----------------------|
| Address     | 2, 4616 47 Avenue    |
| Subdivision | NONE                 |
| City        | Rocky Mountain House |
| County      | Clearwater County    |
| Province    | Alberta              |
| Postal Code | T4T 1A8              |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 2 |
|----------------|---|

### **Interior**

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
|---------|-------------------------|

### **Exterior**

|              |                  |
|--------------|------------------|
| Roof         | Asphalt Shingle  |
| Construction | Composite Siding |
| Foundation   | Poured Concrete  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 29th, 2025 |
| Days on Market | 102              |
| Zoning         | Commercial       |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | Royal LePage Tamarack Trail Realty |
|----------------|------------------------------------|

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