

# \$450,000 - 4920 51 Street, Rocky Mountain House

MLS® #A2205258

**\$450,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Rocky Mountain House, Alberta

If you're looking for a move-in ready space for your business check out this 3300 sq ft office building located just a block off main street In Rocky. With a professional and inviting front reception area, the potential for 9 offices plus some flex space, a board room, two washrooms and storage rooms, this building offers a little something for everyone. The south side of the building was added onto in 1998 and everything underwent a substantial upgrade just 7 years ago with new flooring and paint, ceiling and light fixtures. You'll appreciate the front street parking with easy ground level access and there are an additional 4 parking spaces at the back of the building for staff. The current business is moving to a bigger location so this property will be available for possession after June 15.

Built in 1950

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2205258   |
| Price      | \$450,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1950       |
| Type       | Commercial |
| Sub-Type   | Office     |
| Status     | Active     |

## Community Information



|             |                      |
|-------------|----------------------|
| Address     | 4920 51 Street       |
| Subdivision | NONE                 |
| City        | Rocky Mountain House |
| County      | Clearwater County    |
| Province    | Alberta              |
| Postal Code | T4T 1A2              |

### **Interior**

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

### **Exterior**

|            |         |
|------------|---------|
| Roof       | Asphalt |
| Foundation | Block   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 29th, 2025 |
| Days on Market | 190              |
| Zoning         | C                |

### **Listing Details**

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

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