4120 45A Street Rocky Mountain House, AB t4t1a9

Commercial
Active A2176872

W: 5 R: 7 T: 39 S: 14 Q: NW **DOM:** 235
PD:

LR: $2,000.00
LR: $2,000.00 Monthly
OP: $2,209.80

Trans Type:	For Lease	**Title:**	
County:	Clearwater County	**City:**	Rocky Mountain House
Type:	Mixed Use	**SQFT:**	2,105
Bus Type:		**Year Built:**	1999
Building Type:		**Business:**	No
Subdivision:	Rocky Mtn House	**# Floors:**	
LINC#:	0032965783	**# Buildings:**	
Legal Pln:	0820147 **Blk:** 3	**Lot:**	8
Zoning:	(I) General Industrial Di	**Tax Amt:**	
Lot Size:	SF| SM	**Tax Year:**	
Exclusions:	No	**SRR:**	No
Reports:	Floor Plans		
Restrictions:	See Remarks	**Leg Unit #:**	
Disclosure:			
Owner Type:			
Possession:	Negotiable		

Public Remarks: 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.

Property Information

Building Area:	2,104.57	**Nearest Town:**		**Frontage:**	
Exclusions:	N/A				
Inclusions:	KITCHENETTE APPLIANCES				
Lease Amount:	$2,000.00	**Lease Freq:**	Monthly	**Lease Count:**	
Lease Rate SM:		**Lse Rate SF:**		**Lse Measure:**	Square Feet

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INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED.