

COURT ORDERED SALE

FREESTANDING BUILDING

4,500 SF± ON 0.52 ACRES±

NAICommercial



**PRICE
REDUCED
\$425,000**

5222 - 44 STREET | ROCKY MOUNTAIN HOUSE, AB | FLEX INDUSTRIAL BUILDING

PROPERTY HIGHLIGHTS

-  **Property:** 4,500 SF± light industrial building on a 0.52-acre site in Rocky Mountain House's established industrial district.
-  **Zoning:** GI – General Industrial zoning supporting a broad range of industrial and commercial uses.
-  **Functionality:** Dual-bay warehouse layout with showroom/retail area, shop space, and two mezzanine storage areas.
-  **Loading:** Two 12' x 14' overhead doors
-  **Year Built & Location:** Constructed in 2012 with front gravel parking and strong access to Highway 11 (David Thompson Highway) and Highway 22 (Cowboy Trail).

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The information herein is not warranted by the Lender nor should any Purchaser rely solely on this information. Instead, each Purchaser is responsible to conduct its own prudent due diligence as this Court Ordered Sale is offered on an "As is and Where is" basis.



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



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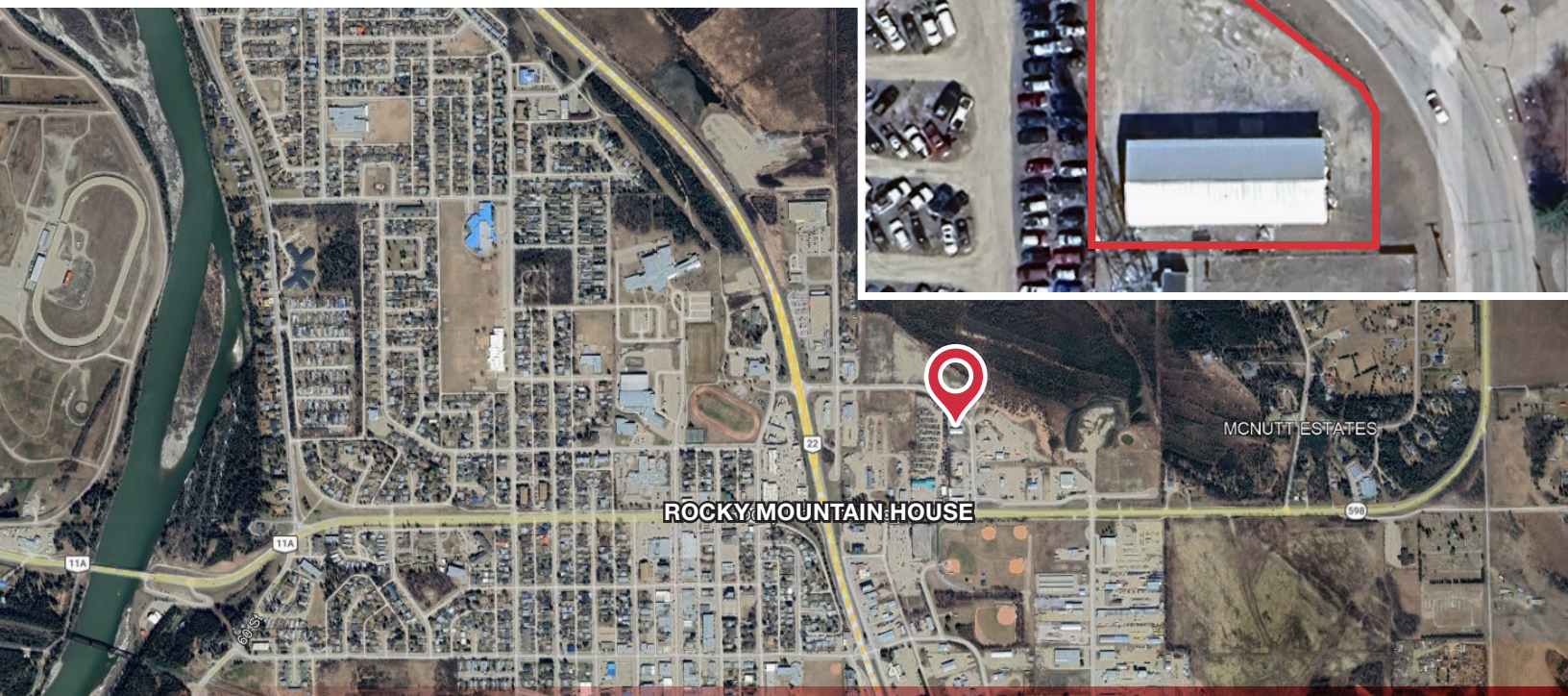
PROPERTY OVERVIEW

LOCATION	5222 - 44 Street, Rocky Mountain House, AB
LEGAL DESCRIPTION	Lot 6, Block 2, Plan 9423491
ZONING	G1 – General Industrial District
SITE SIZE	0.52 acres
BUILDING SIZE	4,500 sq.ft.±
SITE COVERAGE RATIO	20%
YEAR BUILT	2012
PROPERTY TAXES	\$7,408.70 (2025)

ASKING PRICE \$500,000 **\$425,000**

BUILDING IMPROVEMENTS

OVERHEAD DOORS	(2) 12' x 14' insulated doors (TBC by Purchaser)
ELECTRICAL SERVICES	200 Amp, Single Phase (TBC by Purchaser)
HEATING	Natural Gas Radiant Heat + Forced Air
PARKING	Gravel surface parking at front
SITE SERVICES	Serviced TBC by Purchaser



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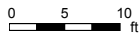
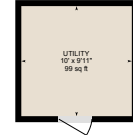
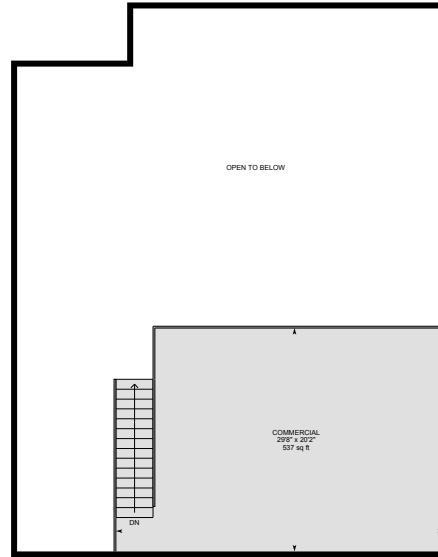
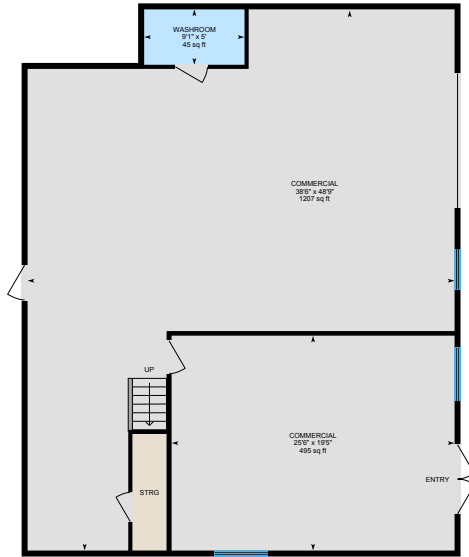
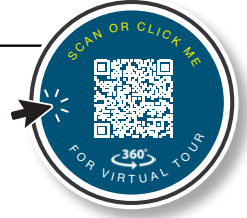
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THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.

5222 44 St, Rocky Mountain House, AB

Main Building: Total Exterior Area Above Grade 2722.19 sq ft



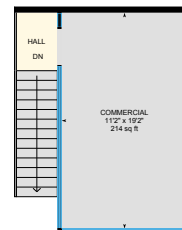
Main Floor
Exterior Area 1919.16 sq ft

Mezzanine
Exterior Area 681.81 sq ft

Mech
Exterior Area 121.22 sq ft

PREPARED: 2026/02/16

MAIN 1: Total Exterior Area Above Grade 2250.98 sq ft



Main Floor1

Mezzanine1

PREPARED: 2026/02/16

