

4903 50 Street Rocky Mountain House, AB T4T 1A6

**Commercial
Active**

A2039647

W: 5 R: 7 T: 39 S: 22 Q: NE **DOM:** 186 **LP:** \$265,000.00
PD: **CDOM:** 186 **LR:**
OP: \$285,000.00



Trans Type: For Sale **Title:** Fee Simple
County: Clearwater County **City:** Rocky Mountain House
Type: Mixed Use **SQFT:** 0
Bus Type: **Year Built:** 0
Building Type: See Remarks **Business:** No
Subdivision: NONE **# Floors:**
LINC#: [0021200027](#) **# Buildings:**
Legal Desc: Lot 17 & 18 Linc 0021 200 027 Lot 19 Linc 0021 200 035 Lot 2
Legal Pln: 101AJ **Blk:** 21 **Lot:** 17&18,19,20


Zoning: C **Tax Amt:** \$3,590.00
Lot Size: 0.28 Ac **Tax Year:** 2022
Exclusions: No **SRR:** No
Reports: Land Survey **Leg Unit #:**
Restrictions: See Remarks
Disclosure:
Owner Type:
Possession: 30 Days / Neg

Public Remarks: Great location and possibilities galore on this 4 lot vacant property. Here is the perfect opportunity to even partner with other small businesses to build for what suits you and partners. Maybe construct a building to accommodate a business center that houses supporting businesses or businesses that open new marketing to growing tourism/specialty shops/year round marketing center. These types of properties or locations don't come easy on Main Street, so even if you aren't ready to build something spectacular yet, won't it feel good to know this site is yours and ready to go when you are. Situated on Main Street (50th) corner lot waiting for the right Entrepreneur. Awesome site exposure on two sides, mountain view, back alley access, all this on the new revitalized Main Street of Rocky Mountain House! Seller willing to accommodate various offers, it may never be easier to own a part of Main Street Rocky Mountain House.

Property Information

Building Area: 0.00 **Nearest Town:** **Front Exp:**
Lot Size Dim: Altogether 100' frontage x **Floor Thick:** **Lot Depth:** 120.00
120' depth
Exclusions: N/A
Lot Features: Back Lane, Corner Lot, Low Maintenance Landscape, Near Shopping Center, Level, Street Lighting, Open Lot, Views
Access To Prop: Mixed
Inclusions: N/A

Agent & Office Information

List REALTOR@: [Ernie Sandstra](#)  erniesandstra@remax.net **Phone:** [403-877-9144](tel:403-877-9144)
List Firm: [RE/MAX real estate central alberta - RMH](#) **Phone:** [403-844-3030](tel:403-844-3030)
Firm Address: 4624 - 47 Street, Rocky Mountain House, T4T 1C8 **Firm Fax:** [403-887-3165](tel:403-887-3165)
Appt: Show anytime but please give feedback and mention that it was shown
Showing Contact: Ernie Sandstra 403-877-9144 **List Date:** 04/13/2023
Comm: 2% of sale price **Expiry Dt:** 04/15/2024
LB Type/Info: None/ **With Dt:**
Owner Name: John Sieppert Professional Corporation **Ownership:** Private
Occupancy: Vacant **Exclusion:** No **SRR:** No
Member Rmks: Seller says if there is a serious buyer he will get a phase 1 environmental done. Seller feels land should be clean as there has only been a building for men's clothing there only. Pidherney's cleaned the site and dug down deep and brought in roughly 84 truck loads of gravel. Note: Any e-transfer monies must have the accompanied form found in supplemental documents for deposit to be accepted.