

# \$399,000 - 4414 42b Avenue, Rocky Mountain House

MLS® #A2172369

**\$399,000**

0 Bedroom, 0.00 Bathroom,  
Land on 3.83 Acres

Rocky Mtn House, Rocky Mountain House,  
Alberta

This bare parcel of General Industrial land (3.83 acres) is located in Rocky Mountain House, strategically situated along the railway tracks, providing excellent logistical advantages for transportation and distribution. The property offers ample space for various industrial applications, making it ideal for businesses in manufacturing, warehousing, or other industrial operations. Key features include:

• **Size:** The parcel encompasses a generous area, allowing for flexibility in development and operation.

• **Zoning:** Zoned General Industrial, the land is suitable for a wide range of industrial businesses, supportive commercial uses, and related services whose activities may be incompatible in commercial districts

• **Rail Access:** Proximity to railway tracks offers the potential of convenient shipping and receiving options

• **Development Potential:** The bare land allows for customizable development according to specific business needs.

If you require more land or a parcel with an office / shop see the listing for 4512 42nd Avenue RMH (MLS® A2172365).



## Essential Information

MLS® #	A2172369
Price	\$399,000

Bathrooms	0.00
Acres	3.83
Type	Land
Sub-Type	Industrial Land
Status	Active

### **Community Information**

Address	4414 42b Avenue
Subdivision	Rocky Mtn House
City	Rocky Mountain House
County	Clearwater County
Province	Alberta
Postal Code	T4T 1A1

### **Additional Information**

Date Listed	October 9th, 2024
Days on Market	176
Zoning	I - General Industrial

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.