

\$499,000 - 5210 44 Street, Rocky Mountain House

MLS® #A2235896

\$499,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.32 Acres

NONE, Rocky Mountain House, Alberta

Now here is a great opportunity to buy a building and a well established business in Rocky Mountain House. G & M Graphics has been in operation for 49 years and in this highly visible location for 20 years with a very established client base. The thoughtfully designed and laid out building was constructed by local builder Derryl Rocque and has served the business well with a bright and roomy front reception area, a wide open middle part of the building for an easy to configure work space and plenty of room for equipment. For shipping and receiving there's a convenient side loading room with good access and an overhead garage door. The printing business, equipment and inventory is also available for an additional price.

Built in 2005

Essential Information

MLS® #	A2235896
Price	\$499,000
Bathrooms	0.00
Acres	0.32
Year Built	2005
Type	Commercial
Sub-Type	Office
Status	Active

Community Information



Address	5210 44 Street
Subdivision	NONE
City	Rocky Mountain House
County	Clearwater County
Province	Alberta
Postal Code	T4T 1N2

Interior

Heating	Natural Gas, Boiler
Cooling	Central Air

Exterior

Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Slab

Additional Information

Date Listed	July 3rd, 2025
Days on Market	29
Zoning	Industrial

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.