

# \$15 - 4411 41 Avenue, Rocky Mountain House

MLS® #A2137684

**\$15**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Kennedy, Rocky Mountain House, Alberta

Office space available for lease (2576.57 sqft) in The Bears Building located on the south side of Rocky Mountain House. A minimum 36 month lease term preferred this lease is structured as a gross net lease (flat monthly fee with all utilities to be included) this space is being lease at \$15.00 / square foot / annum for a monthly rental rate of \$3220.71 + gst. The tenant is responsible for keeping the sidewalks cleared on the north and east side of building, parking is available on the east side for staff and clients, garbage disposal is at the tenants expense over and above the monthly rental rate as well as regular cleaning of leased area. The office space is turn-key and ready for occupancy, full use of the existing office furniture is included (as seen in photos) in the cost of the montly lease. On the main floor there are 3 spacious private offices with windows, a reception area and file room as well as a small coffee bar / kitchenette area and 2 piece bathroom. On the 2nd level there is a large conference room with an office attached, this room is an ideal setup for hosting meetings, workshops or training seminars. There is a kitchenette area on this level that is a great space to acoomodate a staff lunch room or for clientelle to use when required. For ease of use and convience there are 2 additional 2 piece bathrooms on the 2nd floor. The property is well maintained and offers a modern work environment, with lots of natural light and a good floor plan to accomodate office personale. This building is



zoned General Industrial District (I). \*Please note that the shop is not available for rent and is already tenant occupied.

Built in 2013

### Essential Information

MLS® #	A2137684
Price	\$15
Bathrooms	0.00
Acres	0.00
Year Built	2013
Type	Commercial
Sub-Type	Industrial
Status	Active

### Community Information

Address	4411 41 Avenue
Subdivision	Kennedy
City	Rocky Mountain House
County	Clearwater County
Province	Alberta
Postal Code	T4T 1L8

### Amenities

Utilities	See Remarks
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### Interior

Heating	Natural Gas, Radiant
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### Additional Information

Date Listed	June 1st, 2024
Days on Market	333
Zoning	I

### Listing Details

Listing Office	RE/MAX real estate central alberta
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