

# \$296,000 - 4902 36 Street, Rocky Mountain House

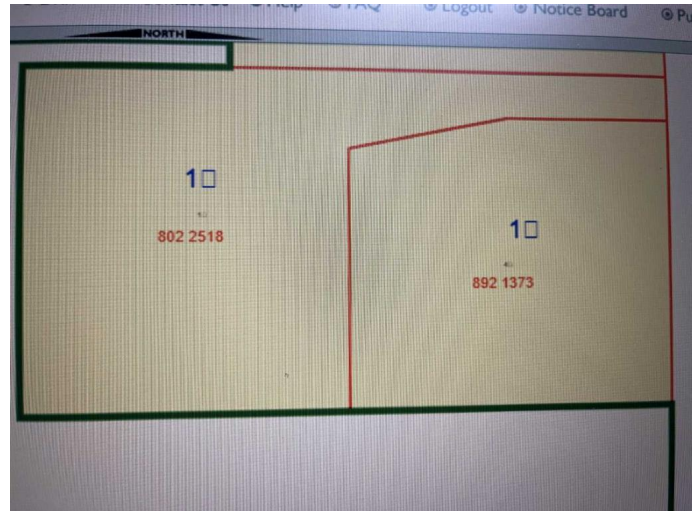
MLS® #A2247205

**\$296,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 6.99 Acres

Rocky Mtn House, Rocky Mountain House,  
Alberta

Industrial Land in Rocky Mountain House on the historical drive-in movie theatre location. The business has been operating for 30+ years as an auto-wrecker, towing & taxi business. There is 7 acres of industrial land on 2 separate titles. The current building is set-up as an office and a retail space; the quonset on location is unfinished and is 30X32 with a 16 ft high door (both hold little value). One parcel is 3.01 acres and is the east half-front with the buildings. The west side is 3.98 bare acres. This property is not zoned for residential use. It is for business use only, with Town approval only. There will need to be a clean-up and there has not been any environmental studies completed to date.



Built in 1977

## Essential Information

MLS® #	A2247205
Price	\$296,000
Bathrooms	0.00
Acres	6.99
Year Built	1977
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address	4902 36 Street
Subdivision	Rocky Mtn House
City	Rocky Mountain House
County	Clearwater County
Province	Alberta
Postal Code	T4T 1A5

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
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### Interior

Heating	Forced Air, Natural Gas
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### Exterior

Roof	Asphalt
Construction	Wood Frame
Foundation	Slab

### Additional Information

Date Listed	August 5th, 2025
Days on Market	5
Zoning	General Industrial (I)

### Listing Details

Listing Office	Royal LePage Tamarack Trail Realty
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