

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

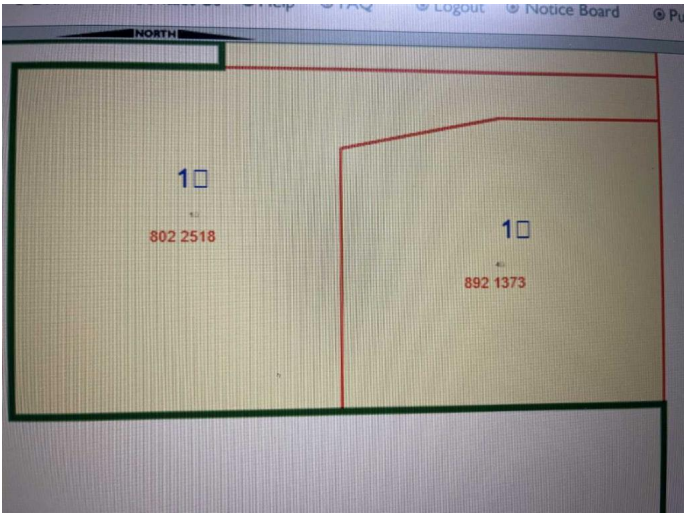
MLS® #A2247205

**\$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 |
|-----------|-------------------------------------------------------------------------------------------------|

### Interior

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
|---------|-------------------------|

### Exterior

|              |            |
|--------------|------------|
| Roof         | Asphalt    |
| Construction | Wood Frame |
| Foundation   | Slab       |

### Additional Information

|                |                        |
|----------------|------------------------|
| Date Listed    | August 5th, 2025       |
| Days on Market | 47                     |
| Zoning         | General Industrial (I) |

### Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | Royal LePage Tamarack Trail Realty |
|----------------|------------------------------------|

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