# **\$224,900 - 101 Main Street, Rockyford**

MLS® #A2185563

### \$224,900

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

NONE, Rockyford, Alberta

This prime retail/commercial property, located on a highly visible corner, offers over 3,000 sq. ft. of versatile space with immense potential for various business uses. The building includes multiple entrances, including a south-facing garage door and a back shipping/receiving door, providing excellent accessibility for customers, deliveries, and staff. It features a flexible layout that can be adapted for a large open retail area, separate office suites, or a combination of both, plus a fully functional 2-bedroom living suite with a kitchen, living room, and full bath, ideal for a live/work setup. Previously used as a working bay for seller's personal automotive's and, before that, as an Agricultural Parts Store, the building was renovated in 1992 and remains in good condition. Additional storage or parking is available with a cement pad at the rear. With the potential to divide the space into smaller units for extra income or use it as one large space. .This property is a rare find with endless possibilities. Whether you're looking to start a new business, expand an existing one, or simply want to live and work in the same location, the potential here is incredible â€" all at an attractive price! Note heating is Propane (tank is owned by seller and comes with purchase) but can easily be hooked back up to Gas.







Built in 1950

#### **Essential Information**

MLS® # A2185563

Price \$224,900

Bathrooms 0.00 Acres 0.00 Year Built 1950

\_\_\_\_\_\_

Type Commercial Sub-Type Mixed Use

Status Active

## **Community Information**

Address 101 Main Street

Subdivision NONE

City Rockyford

County Wheatland County

Province Alberta

Postal Code T0J 2R0

#### **Additional Information**

Date Listed January 4th, 2025

Days on Market 301

Zoning C

## **Listing Details**

Listing Office RE/MAX First

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.