

# \$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	24
Zoning	Industrial

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
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