

FOR SALE

PRIME COMMERCIAL LOT

304 Main Street Rockyford, Alberta



\$60,000

THE PROPERTY

Prime commercial lot available on Main Street in Rockyford, Alberta. High visibility, direct exposure, and straightforward access for customers and suppliers. Ideal for retail, professional services, or mixed commercial use. Rockyford is a stable, agriculture-driven community with strong local support, affordable operating costs, and convenient access to surrounding rural markets. Located within practical reach of Strathmore and Calgary, it offers small-town reliability with regional connectivity.

Zoned **CB (Central Business)**, the property supports a broad range of commercial uses, providing flexibility for retail, office, or mixed-use concepts.

Ria Mavrikos

Commercial Sales & Leasing
403.493.0886
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RE/MAX KEY

www.mavrikosrealestate.com

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PROPERTY HIGHLIGHTS:

Lot Size: 0.25 Acres

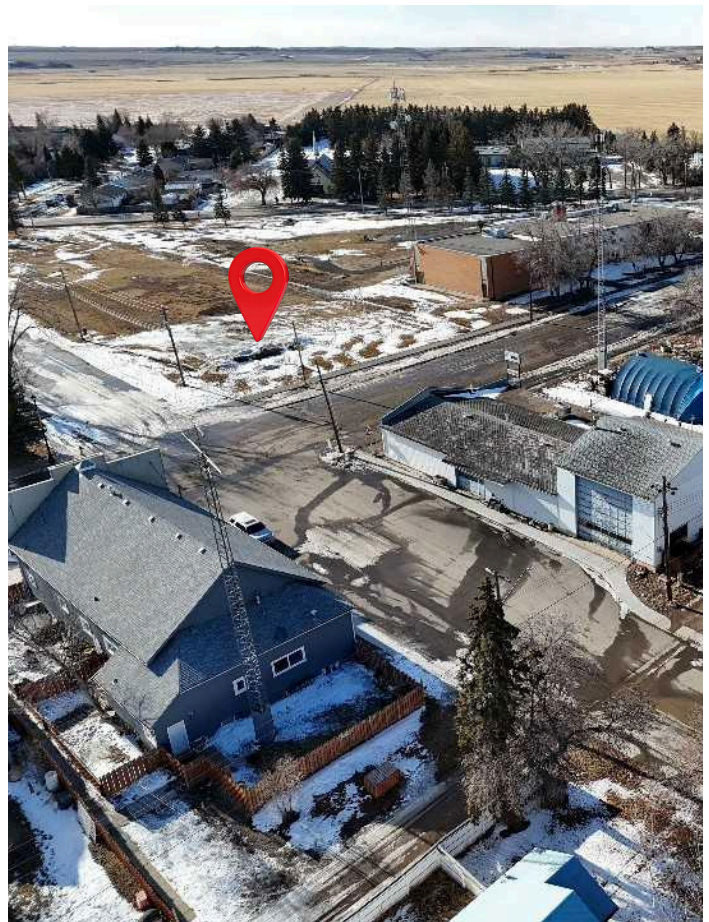
Zoning: CB

Services: To the lot line. TBV

County: Wheatland County

Taxes: *to be assessed*

Possession: Immediate



NEARBY AMENITIES

- Rockyford Grocery
- 92 Restaurant
- Triple B Tavern
- A & J Liquor
- Canada Post

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the purchaser.

SURROUNDING DEVELOPMENT:

- The development of six acres of raw land into residential lots is in progress.
- The Rockyford Friendship Club leased a large portion of property intended to become the Prairie Ridge Historical Park, featuring turn-of-the-century farming equipment showcases.

CB - Central Business

PERMITTED USES

Retail Commercial

- Convenience Retail
- General Retail Stores
- Liquor Store

Food & Hospitality

- Eating & Drinking Establishments

Office & Professional Services

Offices

Financial Institutions

Personal & Health Services

- Clinics
- Personal Service Establishments

Arts, Cultural & Recreation

- Artist Studios
- Cultural Establishments

Community & Civic Uses

- Public Buildings
- Public Parks

Infrastructure

- Utilities

DISCRETIONARY USES

Residential & Accommodation

- Apartments (more than 4 units)
Attached Housing
- Bed and Breakfast

Personal, Pet & Health Services

- Child Care Centre
- Pet Care Services
- Laundry Facility

Institutional & Assembly Uses

- Public Buildings
- Cultural Establishments

Automotive & Fuel Services

- Automotive Repair and Sales
- Car Wash or Gas Bar

Entertainment, Recreation & Hospitality

- Athletic & Recreational Facility -
Indoor
- Drinking Establishment
- Hotel/Motel

Commercial & Business Services

- Contractor Services - Minor
- Funeral Home

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587.316.2000

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