



FOR SALE

Rocky Mountain House Portfolio



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PROPERTIES OVERVIEW





4912 50th Street Rocky Mountain House, AB

SALE PRICE
\$2,565,000

Legal Description	Plan 101AJ, Block 20, Lot 25-28
GLA (SF)	18,000 SF (Floors 1 & 2)
Site Size	0.28 Acres
Zoning	Core Commercial Mixed Use District (C)
Year Built	1980
Lease Expiry	Broker Link/RMH Registry - March 31, 2028
2024 CAM & Taxes	CAM: \$162,000 (\$9.00 PSF)* *estimated

Prime investment opportunity in the heart of Rocky Mountain House!

This office building, located along bustling 50 Street, features a fully leased main floor with a mix of stable local and national tenants, providing consistent income.

The second floor offers approximately 9,000sf of flexible space, ready for new tenants or redevelopment, making it ideal for office suites, medical practices, or the pre-approved mixed use plans.

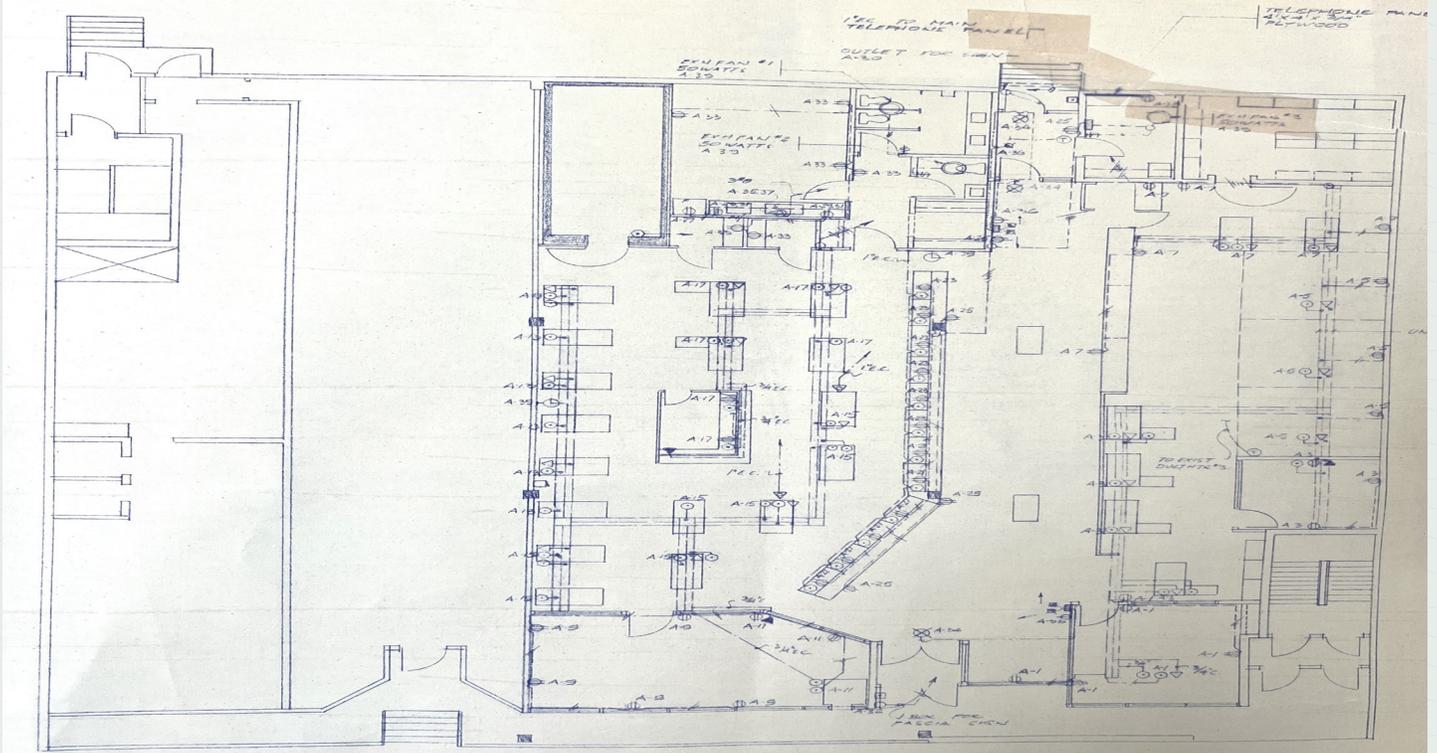
The property includes a secure underground parkade, enhancing tenant and visitor convenience.

With its strategic location in a high-traffic area, this building offers excellent visibility and access, making it a valuable addition to any investment portfolio.

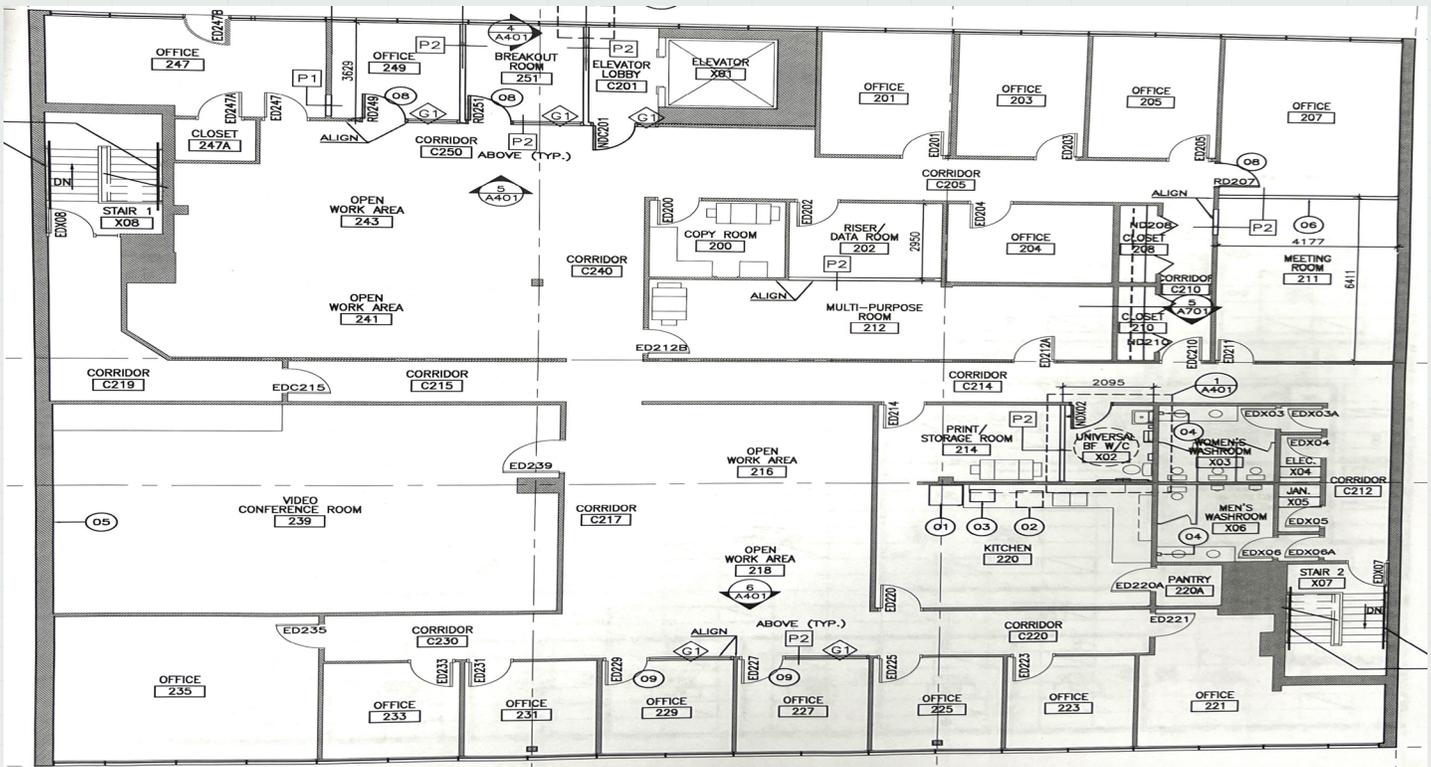


BUILDING PLANS

Main Floor Plan



Second Floor Plan



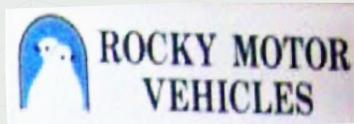
BUILDING PLANS

4932 51st Street Lot



A photograph showing a group of business professionals in a meeting. One person is holding a tablet displaying a colorful bar chart, while others look on. The scene is set in a modern office environment.

Tenant Summary



Who is BrokerLink?

BrokerLink is one of the largest Canadian property and casualty insurance brokerages. Established in 1991, BrokerLink operates as a subsidiary of Intact Financial Corporation, a leading provider of property and casualty insurance in Canada. With a robust network of offices across Alberta, Ontario, and Atlantic Canada, BrokerLink is dedicated to offering comprehensive insurance solutions to individuals and businesses.

What does BrokerLink do?

- ✓ Home Insurance
- ✓ Auto Insurance
- ✓ Commercial Insurance
- ✓ Business Insurance
- ✓ Specialty Insurance
- ✓ Fleet and Commercial
- ✓ Auto Insurance
- ✓ Insurance Advisors
- ✓ Claims Support
- ✓ Risk Management



4932 51st Street Rocky Mountain House, AB

SALE PRICE
\$324,900

Excellent 0.58-acre commercial lot available at the high-visibility intersection of 50 Avenue and 51 Street in Rocky Mountain House.

Positioned in a central location with easy access from two major streets, this property offers excellent exposure for a variety of business types.

With a level terrain and utility services readily available, the lot is ready for development. The site's strategic location provides strong traffic flow, making it ideal for retail, office, or mixed-use projects.

An excellent investment opportunity in a growing area, ready for your commercial vision.

Legal Description Plan 101AJ, Block 19, Lots 30-37

Site Size (Acres) 0.56

2024 Property Taxes Lots 35-37: \$1,067 (\$61,970)
Lots 30-34: \$1,681 (\$97,580)

Zoning Core Commercial Mixed Use District (C)





**FOR QUESTIONS,
CONTACT US.**



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