

# \$849,000 - 4939 50 Street, Rocky Mountain House

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MLS® #A2186408

**\$849,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Rocky Mtn House, Rocky Mountain House,  
Alberta

Massive Price Reduction! Looking for a promising business opportunity in Rocky Mountain House? This well-established venture is located in one of the town's most prominent and historic buildings. It attracts a diverse clientele, including business professionals, travelers, locals, and pool enthusiasts of all ages. The property features a spacious basement retail area, a 250-seat pub, a 50-seat restaurant, and 20 suites on the 2nd and 3rd floors, along with a 3-bedroom living quarters on the top floor.

While the property boasts many recent upgrades—such as new flooring, windows, and there's still potential for enhancements to bring it back to its full glory with new plumbing. This is your chance to revitalize a thriving business in a prime location! Property recently appraised at \$1,200,000 and owner is offering VTB.

Built in 1912

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2186408   |
| Price      | \$849,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1912       |
| Type       | Commercial |



|          |             |
|----------|-------------|
| Sub-Type | Hotel/Motel |
| Status   | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 4939 50 Street       |
| Subdivision | Rocky Mtn House      |
| City        | Rocky Mountain House |
| County      | Clearwater County    |
| Province    | Alberta              |
| Postal Code | T4T1A7               |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | January 8th, 2025 |
| Days on Market | 117               |
| Zoning         | Commercial        |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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