



1-19 (no 3 or 13), 4940 49 Street , Rocky Mountain House, Alberta - \$2,490,777



Main Photo

Property Description

Rare Investment Opportunity – Fully Renovated Apartment Building in Rocky Mountain House

Don't miss this exceptional opportunity to own a fully tenanted, turn-key apartment building in the heart of Rocky Mountain House with potential to add 2 more stories! With \$1 million in high-quality renovations, this 17-unit concrete and stone building is a rare asset—ideal for investors looking for long-term stability and returns. Other notable upgrades: new roof 2015, new windows 2016, new boiler 2020, and both pumps were rebuilt 2025.

This professionally managed building features 16 well-designed studio apartments and one spacious one-bedroom unit. The expansive basement, formerly home to 30 underground parking stalls, offers incredible development potential. Whether you envision additional apartment units (subject to town approval),



storage lockers, or a tenant recreation space, the possibilities are endless. A small office is already in place for property management or administrative use.

Situated on one of the most desirable streets in Rocky Mountain House, the building boasts breathtaking west-facing mountain views, a large paved parking lot, and low-maintenance landscaping. With a concrete and stone exterior, minimal yard work, and close proximity to shopping, dining, and all local amenities, this is truly a prime addition to any investment portfolio.

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