\$0 - 6614 50th Avenue, Rural Brazeau County

MLS® #E4430151

\$0

0 Bedroom, 0.00 Bathroom, Industrial on 0.00 Acres

Poplar Ridge (Brazeau), Rural Brazeau County, AB

3 +/- Acre Rural Industrial Property FOR LEASE OR SALE. \$5000/month + triple net. A great location for businesses looking for a combination of office space, industrial facilities, plenty of parking, & ample outdoor storage. With its Rural Industrial zoning, this site is ready to accommodate a wide range of operations. 24x56 Heated Shop, Ideal for operations requiring a large, climate-controlled workspace. 3788 sq ft Office Space – Includes 12 private offices, a large boardroom, a front reception area, kitchenette, & a dedicated IT room. Fully Equipped Facilities â€"His/her washrooms, A/C throughout the office space, & a spacious boot room with access to a back deck. Ample Storage â€" Cold storage area(16x100)& pole shed(20x240) for additional equipment & material storage. Serviced by a drilled well two 4100-gallon septic tanks,& fiber optics. Secure fenced lot. Lease rate includes usage of all outbuildings, Shop, Offices, & parking encompassing approx 3 acres of the property(excludes land lease portion only).







Built in 1998

Essential Information

MLS® # E4430151

Bathrooms 0.00

Acres 0.00 Year Built 1998

Type Industrial

Status Active

Community Information

Address 6614 50th Avenue

Area Rural Brazeau County

Subdivision Poplar Ridge (Brazeau)

City Rural Brazeau County

County ALBERTA

Province AB

Postal Code T7A 2A1

Exterior

Exterior Modular
Construction Modular

Additional Information

Date Listed April 8th, 2025

Days on Market 70

Zoning Zone 90

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Listing information last updated on June 17th, 2025 at 5:17pm MDT