

## \$850,000 - 6614 50 Ave, Rural Brazeau County

MLS® #E4429876

**\$850,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Poplar Ridge (Brazeau), Rural Brazeau  
County, AB

**FOR SALE:** Prime 6.08-Acre Rural Industrial Property. Unlock the potential of this spacious, versatile property located on the edge of town, perfect 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 â€“ 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 for employee convenience. 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: Entire property is secured with a 6â€™™ chain -link fence. \$25,000 annual lease revenue.

Built in 1998

### Essential Information

MLS® #	E4429876
Price	\$850,000



Bathrooms	0.00
Acres	0.00
Year Built	1998
Type	Industrial
Status	Active

### **Community Information**

Address	6614 50 Ave
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	20
Zoning	Zone 90

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Listing information last updated on April 28th, 2025 at 7:02am MDT