

\$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 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. 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 | 21 |
| Zoning | Zone 90 |

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Listing information last updated on April 29th, 2025 at 12:47pm MDT