

\$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	25
Zoning	Zone 90

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Listing information last updated on May 3rd, 2025 at 7:32pm MDT