

\$2,900,000 - 6229 54 Avenue, Poplar Ridge

MLS® #A1240814

\$2,900,000

0 Bedroom, 0.00 Bathroom,
Commercial on 1.65 Acres

Poplar Ridge_BRAZ, Poplar Ridge, Alberta

Impressive 2 storey office building with full basement and 3 bay heated garage. Inviting reception area, surrounded by multiple offices are on main floor. On the 2nd floor you will find a boardroom with kitchenette and 2 executive offices with balcony access.

Basement features a large crew meeting room with kitchenette, exercise room, bathrooms with showers, large fire safe vault room, mechanical room and storage. 3 bay heated garage is accessed from the building. Paved parking. Property is leased at \$12,500 triple net per month for a 5 year lease.

Built in 2005

Essential Information

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|------------|-------------|
| MLS® # | A1240814 |
| Price | \$2,900,000 |
| Bathrooms | 0.00 |
| Acres | 1.65 |
| Year Built | 2005 |
| Type | Commercial |
| Sub-Type | Office |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 6229 54 Avenue |
| Subdivision | Poplar Ridge_BRAZ |
| City | Poplar Ridge |
| County | Brazeau County |



| | |
|-------------|---------|
| Province | Alberta |
| Postal Code | T7A 1C3 |

Amenities

| | |
|-----------|---------------------------------------------------------------|
| Utilities | Electricity Available, Natural Gas Available, Phone Available |
|-----------|---------------------------------------------------------------|

Interior

| | |
|---------|-------------|
| Heating | Natural Gas |
|---------|-------------|

Exterior

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|-----------------|---------------------------|
| Lot Description | Low Maintenance Landscape |
|-----------------|---------------------------|

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|--------------|----------|
| Construction | Concrete |
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|------------|-----------------|
| Foundation | Poured Concrete |
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Additional Information

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| Date Listed | July 15th, 2022 |
|-------------|-----------------|

| | |
|----------------|------|
| Days on Market | 1029 |
|----------------|------|

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|--------|----|
| Zoning | RI |
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Listing Details

| | |
|----------------|---------------------|
| Listing Office | Moore's Realty Ltd. |
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