

Courtesy Of Trent W Wirsig and Terence Barg Of Moore's Realty Ltd.

## **\$2,900,000 - 6229 54 Avenue, Rural Brazeau County**

MLS® #E4305536

**\$2,900,000**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Poplar Ridge (Brazeau), Rural Brazeau  
County, AB

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**

MLS® #	E4305536
Price	\$2,900,000
Bathrooms	0.00
Acres	0.00
Year Built	2005
Type	Office
Status	Active

### **Community Information**

Address	6229 54 Avenue
Area	Rural Brazeau County



Subdivision	Poplar Ridge (Brazeau)
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T7A 1C3

### **Exterior**

Exterior	Wood Frame
Construction	Wood Frame

### **Additional Information**

Date Listed	July 15th, 2022
Days on Market	999
Zoning	Zone 90

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 9th, 2025 at 8:47pm MDT