

## \$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	8
Zoning	Zone 90

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Listing information last updated on April 15th, 2025 at 11:17pm MDT