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## 5206 62 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Rural Brazeau County, Alberta



**Listing ID:**  
27541


**MLS ID:**  
A2014824

**\$1,200,000**



 **TRENT WIRSIG**  
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 Moore's Realty Ltd.  
 780-696-2249

 5206 62 Street , Rural Brazeau County , Alberta T7A 1C3

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 936
<b>Zoning</b> Rural Industrial	<b>Subdivision</b> Poplar Ridge_MBRA	<b>Nearest Town</b> Drayton Valley
<b>Building Type</b> Free-Standing	<b>Year Built</b> 1995	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 9622032
<b>Building Area (Sq. Ft.)</b> 5160.00	<b>Building Area (Sq. M.)</b> 479.38	<b>Construction Type</b> Metal Frame,Metal Siding
<b>Roof</b> Metal	<b>Heating</b> In Floor,Forced Air,Natural Gas	<b>Inclusions</b> old wash system, pump (oil) system in pit
<b>Restrictions</b> Third Party Right of Way,Utility Right Of Way	<b>Reports</b> None	

2 Acres with 5,160 sq ft industrial building located in Brazeau County on corner lot 5206 62 St. Building features: 2 drive through bays with oil pit access, 3rd bay (not drive though), 100' drive through wash bay, office space with 2 offices, 2 bathrooms, file storage room, break room and a mezzanine with crew room and parts room. Property is fenced with chain link fence. Property is rented until November 2026

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