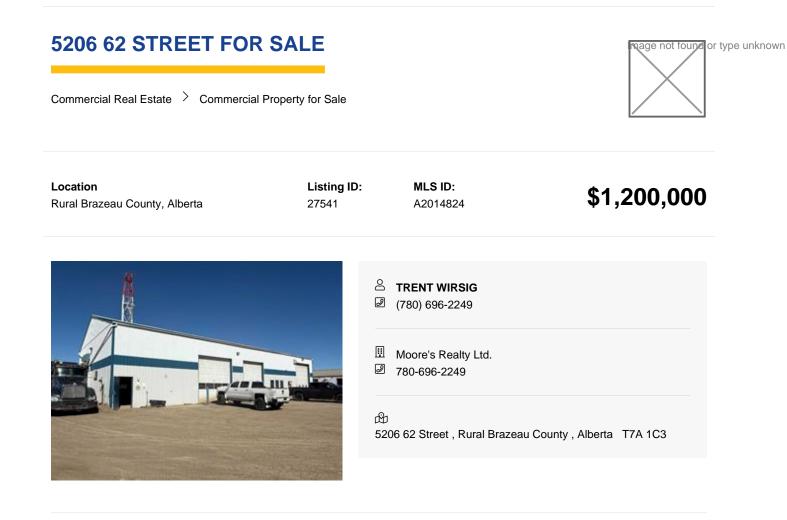


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Transaction Type For Sale

Zoning Rural Indusstrial

Building Type Free-Standing

Property Type Commercial

Building Area (Sq. Ft.) 5160.00

**Roof** Metal **Title** Fee Simple

Subdivision Poplar Ridge\_MBRA

Year Built 1995

Property Sub Type Industrial

Building Area (Sq. M.) 479.38

Heating In Floor,Forced Air,Natural Gas Days On Market 998

Nearest Town Drayton Valley

Structure Type Industrial

Legal Plan 9622032

Construction Type Metal Frame,Metal Siding

Inclusions old wash system, pump (oil) system in pit

## Restrictions

Third Party Right of Way, Utility Right Of Way

Reports 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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