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## 6229 54 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Rural Brazeau County, Alberta



**Listing ID:**  
33988


**MLS ID:**  
A2285533

**\$2,500,000**



 **TRENT WIRSIG**  
 (780) 696-2249

 Moore's Realty Ltd.  
 780-696-2249

  
6229 54 Avenue , Rural Brazeau County , Alberta T7A 1T1

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 123
<b>Zoning</b> Rural Industrial	<b>Subdivision</b> Poplar Ridge_MBRA	<b>Nearest Town</b> Drayton Valley
<b>Building Type</b> Office Building	<b>Year Built</b> 2005	<b>Structure Type</b> Office
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office	<b>Legal Plan</b> 0220104
<b>Building Area (Sq. Ft.)</b> 6959.00	<b>Building Area (Sq. M.)</b> 646.51	<b>Lot Size (Sq. Ft.)</b> 71874
<b>Lot Size (Acres)</b> 1.65	<b>Construction Type</b> Concrete,Stucco,Wood Frame	<b>Roof</b> Metal
<b>Foundation</b> Poured Concrete	<b>Heating</b> Forced Air,Natural Gas	<b>Access to Property</b> Paved Road
<b>Inclusions</b> All items as viewed including furniture exercise equipment, appliances, etc	<b>Restrictions</b> Utility Right Of Way	<b>Reports</b> None

This striking two-story office complex boasts a functional full basement and a heated garage with three bays. The main floor features a welcoming reception area that is surrounded by 9 offices, a lunchroom with a kitchenette with access to patio, storage room, mens and womens washrooms. Upstairs, you'll find a boardroom equipped with a kitchenette, more offices, storage room, mens and womens washrooms. The offices on the upper level include two executive offices and a room with vaulted ceiling that all offer access to a balcony. The basement is designed for functionality, featuring a spacious crew meeting room with a kitchenette, an exercise area, restrooms with showers, a large fireproof vault, a mechanical room, and ample storage space. The heated garage is conveniently accessible from within the building, and there is paved parking available. Ideally situated in Brazeau County, on the western edge of Drayton Valley, the property is close to all local amenities. The back portion of the lot serves as an open, unserviced fenced storage area that has been rented separately from the office and is currently on a month-to-month agreement without a written contract. . The office has a leasing potential of \$25,000 triple net per month, and the seller is open to considering lease offers

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