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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**
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 Moore's Realty Ltd.
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 6229 54 Avenue , Rural Brazeau County , Alberta T7A 1T1

Transaction Type	Title	Days On Market
For Sale	Fee Simple	2
Zoning	Subdivision	Nearest Town
Rural Industrial	Poplar Ridge_MBRA	Drayton Valley
Building Type	Year Built	Structure Type
Office Building	2005	Office
Property Type	Property Sub Type	Legal Plan
Commercial	Office	0220104
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Lot Size (Sq. Ft.)
6959.00	646.51	71874
Lot Size (Acres)	Construction Type	Roof
1.65	Concrete,Stucco,Wood Frame	Metal
Foundation	Heating	Access to Property
Poured Concrete	Forced Air,Natural Gas	Paved Road
Inclusions	Restrictions	Reports
All items as viewed including furniture exercise equipment, appliances, etc	Utility Right Of Way	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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