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

Transaction Type For Sale	Title Fee Simple	Days On Market 62
Zoning Rural Industrial	Subdivision Poplar Ridge_MBRA	Nearest Town Drayton Valley
Building Type Office Building	Year Built 2005	Structure Type Office
Property Type Commercial	Property Sub Type Office	Legal Plan 0220104
Building Area (Sq. Ft.) 6959.00	Building Area (Sq. M.) 646.51	Lot Size (Sq. Ft.) 71874
Lot Size (Acres) 1.65	Construction Type Concrete,Stucco,Wood Frame	Roof Metal
Foundation Poured Concrete	Heating Forced Air,Natural Gas	Access to Property Paved Road
Inclusions All items as viewed including furniture exercise equipment, appliances, etc	Restrictions Utility Right Of Way	Reports 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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