

\$0 - 6614 50th Avenue, Rural Brazeau County

MLS® #E4430151

\$0

0 Bedroom, 0.00 Bathroom,
Industrial on 0.00 Acres

Poplar Ridge (Brazeau), Rural Brazeau
County, AB

3 +/- Acre Rural Industrial Property FOR
LEASE OR SALE. \$5000/month + triple net. A
great location for businesses looking for a
combination of office space, industrial facilities,
plenty of parking, & ample outdoor storage.
With its Rural Industrial zoning, this site is
ready to accommodate a wide range of
operations. 24x56 Heated Shop, Ideal for
operations requiring a large, climate-controlled
workspace. 3788 sq ft Office Space â€“
Includes 12 private offices, a large boardroom,
a front reception area, kitchenette, & a
dedicated IT room. Fully Equipped Facilities
â€“His/her washrooms, A/C throughout the
office space, & a spacious boot room with
access to a back deck. Ample Storage â€“
Cold storage area(16x100)& pole
shed(20x240)for additional equipment &
material storage. Serviced by a drilled well two
4100-gallon septic tanks,& fiber optics. Secure
fenced lot. Lease rate includes usage of all
outbuildings, Shop, Offices, & parking
encompassing approx 3 acres of the
property(excludes land lease portion only).

Built in 1998

Essential Information

MLS® #	E4430151
Bathrooms	0.00



Acres	0.00
Year Built	1998
Type	Industrial
Status	Active

Community Information

Address	6614 50th Avenue
Area	Rural Brazeau County
Subdivision	Poplar Ridge (Brazeau)
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T7A 2A1

Exterior

Exterior	Modular
Construction	Modular

Additional Information

Date Listed	April 8th, 2025
Days on Market	10
Zoning	Zone 90

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Listing information last updated on April 18th, 2025 at 7:02pm MDT