

Courtesy Of John J Dempster Of RE/MAX Vision Realty

## \$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	85
Zoning	Zone 90

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Listing information last updated on July 2nd, 2025 at 7:48am MDT