

# \$2,900,000 - 6229 54 Avenue, Poplar Ridge

MLS® #A1240814

**\$2,900,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.65 Acres

Poplar Ridge\_BRAZ, Poplar Ridge, Alberta

Impressive 2 storey office building with full basement and 3 bay heated garage. Inviting reception area, surrounded by multiple offices are on main floor. On the 2nd floor you will find a boardroom with kitchenette and 2 executive offices with balcony access.

Basement features a large crew meeting room with kitchenette, exercise room, bathrooms with showers, large fire safe vault room, mechanical room and storage. 3 bay heated garage is accessed from the building. Paved parking. Property is leased at \$12,500 triple net per month for a 5 year lease.

Built in 2005

## Essential Information

MLS® #	A1240814
Price	\$2,900,000
Bathrooms	0.00
Acres	1.65
Year Built	2005
Type	Commercial
Sub-Type	Office
Status	Active

## Community Information

Address	6229 54 Avenue
Subdivision	Poplar Ridge_BRAZ
City	Poplar Ridge
County	Brazeau County



Province	Alberta
Postal Code	T7A 1C3

### **Amenities**

Utilities	Electricity Available, Natural Gas Available, Phone Available
-----------	---

### **Interior**

Heating	Natural Gas
---------	-------------

### **Exterior**

Lot Description	Low Maintenance Landscape
-----------------	---------------------------

Construction	Concrete
--------------	----------

Foundation	Poured Concrete
------------	-----------------

### **Additional Information**

Date Listed	July 15th, 2022
-------------	-----------------

Days on Market	1024
----------------	------

Zoning	RI
--------	----

### **Listing Details**

Listing Office	Moore's Realty Ltd.
----------------	---------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.