

# \$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
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### **Interior**

Heating	Natural Gas
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### **Exterior**

Lot Description	Low Maintenance Landscape
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Construction	Concrete
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Foundation	Poured Concrete
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### **Additional Information**

Date Listed	July 15th, 2022
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Days on Market	991
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Zoning	RI
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### **Listing Details**

Listing Office	Moore's Realty Ltd.
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