

\$2,900,000 - 6229 54 Avenue, Rural Brazeau County

MLS® #E4305536

\$2,900,000

0 Bedroom, 0.00 Bathroom,
Office on 0.00 Acres

Poplar Ridge (Brazeau), Rural Brazeau
County, AB

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® #	E4305536
Price	\$2,900,000
Bathrooms	0.00
Acres	0.00
Year Built	2005
Type	Office
Status	Active

Community Information

Address	6229 54 Avenue
Area	Rural Brazeau County



Subdivision	Poplar Ridge (Brazeau)
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T7A 1C3

Exterior

Exterior	Wood Frame
Construction	Wood Frame

Additional Information

Date Listed	July 15th, 2022
Days on Market	1020
Zoning	Zone 90

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 30th, 2025 at 9:32am MDT