



**6229 54 Avenue**  
**Rural Brazeau County, Alberta**

**MLS # A2285533**



**\$2,500,000**

<b>Division:</b>	Poplar Ridge_MBRA
<b>Type:</b>	Office
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	6,959 sq.ft.
<b>Zoning:</b>	Rural Industrial

<b>Heating:</b>	Forced Air, Natural Gas	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Metal	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Phone Co
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	1.65 Acres
<b>Sewer:</b>	Public Sewer	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	All items as viewed including furniture exercise equipment, appliances, etc		

This striking two-story office complex boasts a functional full basement and a heated garage with three bays. The main floor features a welcoming reception area that is surrounded by 9 offices, a lunchroom with a kitchenette with access to patio, storage room, mens and womens washrooms. Upstairs, you'll find a boardroom equipped with a kitchenette, more offices, storage room, mens and womens washrooms. The offices on the upper level include two executive offices and a room with vaulted ceiling that all offer access to a balcony. The basement is designed for functionality, featuring a spacious crew meeting room with a kitchenette, an exercise area, restrooms with showers, a large fireproof vault, a mechanical room, and ample storage space. The heated garage is conveniently accessible from within the building, and there is paved parking available. Ideally situated in Brazeau County, on the western edge of Drayton Valley, the property is close to all local amenities. The back portion of the lot serves as an open, unserviced fenced storage area that has been rented separately from the office and is currently on a month-to-month agreement without a written contract. . The office has a leasing potential of \$25,000 triple net per month, and the seller is open to considering lease offers