



GRASSROOTS
REALTY GROUP

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6229 54 Avenue
Poplar Ridge, Alberta

MLS # A1240814



\$2,900,000

Division: Poplar Ridge_BRAZ

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 6,959 sq.ft.

Zoning: RI

Heating: Natural Gas

Floors: -

Roof: -

Exterior: Concrete

Water: Public

Sewer: Public Sewer

Inclusions: All items as viewed including furniture exercise equipment, appliances, etc

Addl. Cost: -

Based on Year: -

Utilities: Electricity, Natural Gas, Phone

Parking: -

Lot Size: 1.65 Acres

Lot Feat: Low Maintenance Landscape

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.