



**5206 62 Street  
Rural Brazeau County, Alberta**

**MLS # A2014824**

**\$1,200,000**



**Division:** Poplar Ridge\_MBRA

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 5,160 sq.ft.

**Zoning:** Rural Industrial

**Heating:** In Floor, Forced Air, Natural Gas

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Metal

**Utilities:** -

**Exterior:** Metal Frame, Metal Siding

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** old wash system, pump (oil) system in pit

2 Acres with 5,160 sq ft industrial building located in Brazeau County on corner lot 5206 62 St. Building features: 2 drive through bays with oil pit access, 3rd bay (not drive though), 100'; drive through wash bay, office space with 2 offices, 2 bathrooms, file storage room, break room and a mezzanine with crew room and parts room. Property is fenced with chain link fence. Property is rented until November 2026