

780-228-2224

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5206 62 Street Rural Brazeau County, Alberta

MLS # A2014824



\$1,200,000

Division: Poplar Ridge_MBRA Industrial Type: **Bus. Type:** Sale/Lease: For Sale Bldg. Name: -Bus. Name: Size: 5,160 sq.ft. Zoning: Rural Indusstrial Addl. Cost: **Based on Year:**

Heating: In Floor, Forced Air, Natural Gas Floors: Roof: **Utilities:** Metal **Exterior:** Parking: Metal Frame, Metal Siding 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