



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

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

Floors: -

Roof: Metal

Exterior: Metal Frame, Metal Siding

Water: -

Sewer: -

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

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

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