



## 5001 67 Street Rural Brazeau County AB

\$389,900

3.68 acre gated property just minutes from downtown. A great opportunity to run your business, and/or use as a surveillance suite. Plenty of space to expand here too! This 2400+ sq ft building features massive picture windows to provide more than enough natural lighting throughout. Equipped with a full kitchen, massive living area, huge conference room, plenty of offices, 2 full bathrooms, even boasts a brick fireplace! The property has had plenty of updates recently including the beautiful high end composite luxury vinyl plank flooring, some new appliances, 2 high efficient furnaces in 2017, shingles in 2012, & a 2800 Holding tank in 2001. Plenty of space here to build a shop, lots of room for parking as well! So many options for this property Zoned Rural Industrial. 24x30 energized Quonset also onsite. Enjoy the convenience of lower county taxes yet close proximity to downtown.

Listing Presented By:



Originally Listed by:  
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