

Courtesy Of Heather D Malin Of RE/MAX Vision Realty

## \$1,420,000 - 2449 50 Street, Drayton Valley

MLS® #E4357383

**\$1,420,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Great exposure on 50 St. and close to the Hwy 22 entrance. The property has office space on the main floor with 6 enclosed offices & a front end reception area that has 3 workstations and a display area. The main floor also has conference/kitchen area & two bathrooms. The upper offices have access through the main floor as well as the NW corner office space on the upper level. it is a similar layout to the main floor. Upstairs has 5 offices, reception area, conference room, storage room, 2 washrooms & attic storage. There is also a 9100 sq. ft. shop with 3 overhead doors. The shop has an office, washroom, & wash bay, 2 doors are 14' high, and one is 8 ft. The shop depth is 79 ft. in the interior. Imagine having 8 acres to work with. Approximately 5 acres are fenced with more land to the East that is not fenced. The leases in place have 1- and 2-year leases left. Rate of return is 8%. A well looked after building. Exterior is stucco & Brick, and the shop is partially concrete block.

Built in 2006

### Essential Information

MLS® #	E4357383
Price	\$1,420,000
Bathrooms	0.00
Acres	0.00



Year Built	2006
Type	Industrial
Status	Active

### **Community Information**

Address	2449 50 Street
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 2A2

### **Exterior**

Exterior	See Remarks
Construction	See Remarks

### **Additional Information**

Date Listed	September 2nd, 2023
Days on Market	559
Zoning	Zone 90

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Listing information last updated on March 14th, 2025 at 5:32pm MDT