

\$775,000 - 5702 50a Street, Drayton Valley

MLS® #E4410076

\$775,000

0 Bedroom, 0.00 Bathroom,
Industrial on 0.00 Acres

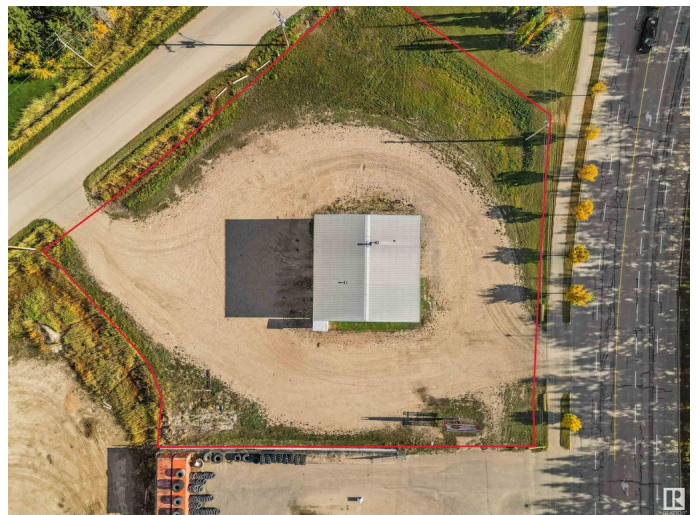
Drayton Valley, Drayton Valley, AB

This Commercial Property offers 1.2 ACRES in an extremely High-Visibility location & close proximity to HWY 22! The building is steel frame construction with 24 gauge roof cladding! There are 3 bay doors, one measuring 14' x 14' and two are 14' x 16', providing ample access for larger vehicles. Inside, there is a dedicated office & admin area, a mezzanine for additional storage or workspace, and a versatile STUDIO APARTMENT upstairs, complete with a kitchenette and 3-piece bath that can also function as office space. The property includes a 12'x22' MAINTENANCE PIT, designed for vehicle oil changes or maintenance & strong enough to accommodate the heaviest vehicles. This pit is equipped with a clean oil tank and a used oil tank connected to a waste oil furnace, enhancing its utility. Additionally, the property generates approximately \$2,000 per year in revenue from the Pattison sign! This property is ideal for automotive, repair, or service-related businesses. *All outlines on drone photos are approximate

Built in 2000

Essential Information

MLS® #	E4410076
Price	\$775,000



Bathrooms	0.00
Acres	0.00
Year Built	2000
Type	Industrial
Status	Active

Community Information

Address	5702 50a Street
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 1M6

Exterior

Exterior	Metal, Concrete, Steel Frame
Construction	Metal, Concrete, Steel Frame

Additional Information

Date Listed	October 8th, 2024
Days on Market	180
Zoning	Zone 90

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Listing information last updated on April 6th, 2025 at 7:17pm MDT