

## \$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	199
Zoning	Zone 90

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Listing information last updated on April 25th, 2025 at 1:18pm MDT