

## \$34,900 - 5212 52 Av, Drayton Valley

MLS® #E4316641

**\$34,900**

Bedroom, Bathroom,  
Land Commercial on 0.11 Acres

Drayton Valley, Drayton Valley, AB

FANTASTIC OPPORTUNITY to own a Commercial Lot, with over 15 m of STREET FRONTAGE right beside Canada Post!! This location offers a tremendous amount of daily traffic being that it is located within one of the Highest Exposure locations in Drayton Valley!!!

Lot depth is over 30 m and has back lane access and the zoning is Commercial-Downtown District. This would make a perfect place to build your new Business Venture and not break the bank!!

### Essential Information

MLS® #	E4316641
Price	\$34,900
Acres	0.11
Type	Land Commercial

### Community Information

Address	5212 52 Av
Area	Brazeau
Subdivision	Drayton Valley
City	Drayton Valley
Province	AB
Postal Code	T7A 1S9

### Amenities

Features	Cleared, Flat Site, Back Lane
----------	-------------------------------



**Additional Information**

Date Listed                    October 9th, 2022

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2024 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 15th, 2024 at 4:16am MDT