

## \$350,000 - 5137 51 Avenue, Drayton Valley

MLS® #E4369083

**\$350,000**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Drayton Valley, Drayton Valley, AB

This property is in the downtown core with great exposure & lots of public parking to the west of the building as well as street parking. Currently there are 4 tenants and room for more. There is a general assessment for 2022. Current rent is \$48,240.00 per year. The front end used to have a restaurant which would increase the rent substantially. Expenses run around \$18,000 annually which includes the insurance, taxes, utilities, maintenance & snow removal. The owner is currently paying these expenses. A party wall agreement is in process of being completed. The roof is torch on, the 2 furnaces are set up with air conditioning. Recently the furnaces were serviced professionally. There are 3 hot water tanks in the building. One is due to be replaced. There are 2 common area bathrooms. In 1990 the windows and framing were renovated. Gas meters were switched to one bill to save on costs & could be reversed. There are no leases or damage deposits with the tenants.

Built in 1961

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4369083  |
| Price     | \$350,000 |
| Bathrooms | 0.00      |



|            |        |
|------------|--------|
| Acres      | 0.00   |
| Year Built | 1961   |
| Type       | Office |
| Status     | Active |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5137 51 Avenue |
| Area        | Drayton Valley |
| Subdivision | Drayton Valley |
| City        | Drayton Valley |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T7A 1J7        |

### Exterior

|              |                      |
|--------------|----------------------|
| Exterior     | Concrete, Wood Frame |
| Roof         | Torch On             |
| Construction | Concrete, Wood Frame |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | January 4th, 2024 |
| Days on Market | 558               |
| Zoning         | Zone 90           |

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Listing information last updated on July 15th, 2025 at 7:17am MDT