

## \$199,999 - 6116 50 Avenue, Drayton Valley

MLS® #E4407839

**\$199,999**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Here is a HUGE (1245 square meters)  
commercial development lot in Drayton Valley.

This is one of three adjoining lots available as a commercial land assembly. Currently, this property has an older bungalow & garage which are rented to good long term tenants. The owners have been notified that once the home reaches the end of its lifespan, any future development on this property must be a commercial development. Zoned as "C-Gen", or Commercial District, General, offers a variety of redevelopment options, especially if paired with the 2 adjoining lots making a GIANT 4000+ square meter (just over 1 acre) corner lot. Ideally located for a commercial development being on 50th avenue, just off HWY 22, and a block away from Power Center BLVD. This property, especially when combined with the 2 adjoining lots, offers great exposure and huge potential. Or it would make a good, cash-flowing rental property for a savvy investor.

### Essential Information

MLS® #	E4407839
Price	\$199,999
Bathrooms	0.00
Acres	0.00
Type	Land Commercial



Status                      Active

**Community Information**

Address                    6116 50 Avenue  
Area                        Drayton Valley  
Subdivision               Drayton Valley  
City                         Drayton Valley  
County                     ALBERTA  
Province                  AB  
Postal Code               T7A 1J4

**Additional Information**

Date Listed                September 25th, 2024  
Days on Market          265  
Zoning                      Zone 90

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