

## \$0 - 3 5211 50 Street, Drayton Valley

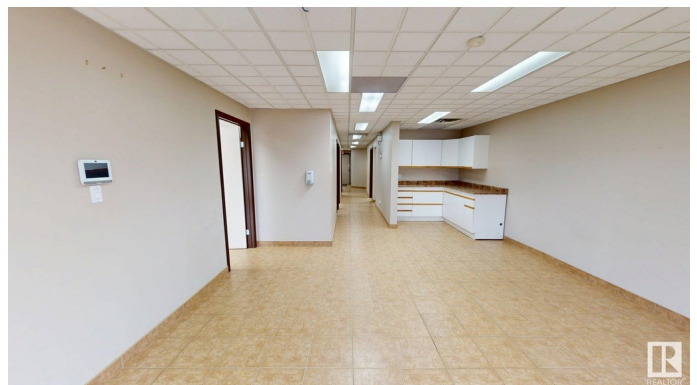
MLS® #E4448777

**\$0**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Prime 2,034 Sq Ft Office Space Available on 50th Street – Amazing Exposure & Quick Possession! Looking for the perfect office space in a high-traffic, high-visibility location? Look no further! This 2,034 sq ft professional space offers everything your business needs and more. Property Highlights: 6 large private offices. Spacious reception area. Kitchen/staff break area. Plenty of parking for staff and visitors. Excellent exposure on busy 50th Street. Quick possession available. This flexible layout is ideal for medical, legal, consulting, or any professional office use. Located in a well-maintained commercial building with high visibility, this space offers both convenience and functionality. Lease Details: \$12.00 per sq ft + Triple Net. Gross lease option considered by landlord. Additional 1,350 sq ft adjacent space also available – combine for over 3,300 sq ft if needed!



Built in 1978

### Essential Information

MLS® #	E4448777
Bathrooms	0.00
Acres	0.00
Year Built	1978
Type	Office
Status	Active

**Community Information**

Address	3 5211 50 Street
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 1J3

**Exterior**

Exterior	Block
Construction	Block

**Additional Information**

Date Listed	July 17th, 2025
Days on Market	11
Zoning	Zone 90

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Listing information last updated on July 28th, 2025 at 11:03am MDT