

Courtesy Of John J Dempster Of RE/MAX Vision Realty

## \$319,000 - 4908 56 Street, Drayton Valley

MLS® #E4449121

**\$319,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

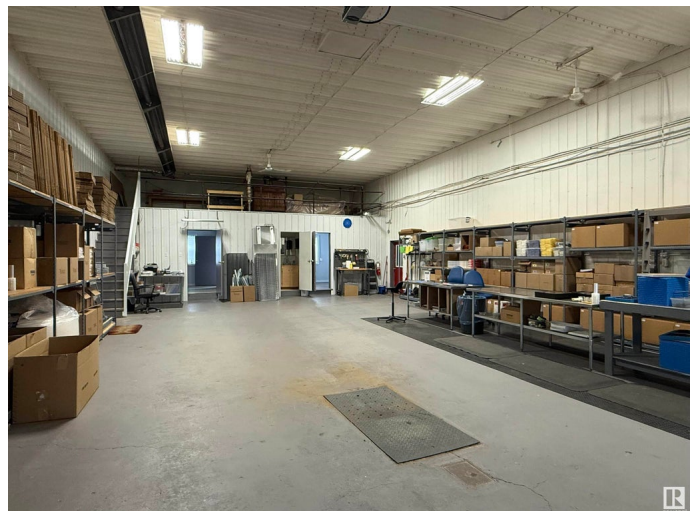
Drayton Valley, Drayton Valley, AB

Own Your Space â€” Stop Renting & Start Investing in Your Future! Take ownership of a well-maintained, move-in-ready commercial building just off 50th Ave. Located in a busy area, this solid, versatile property offers everything you need to operate efficiently & comfortably. Building Size: 32x63. Year Built: 1980. Construction: Durable metal tin roof, with a metal interior. Interior Highlights: Immaculate Shop Space: Spacious and in excellent condition with updated T3 fluorescent lighting throughout Shop space: 32'x48.5' with a 14' high x 12' wide insulated overhead door featuring an electric opener. Infrared Heating in shop ensures efficient warmth during colder months. 3-Piece Bathroom easily accessible. 2018 updates: New eaves, fence, sidewalks, Radiant heater, rear concrete pad, added insulation & new tin as well! Fully Renovated Offices: Office 1: 12.5' x 10, with two large windows for natural light. Office 2: 12.6' x 11', with one window. Welcoming Front Entry (9' x 4') & a 30x12 storage mezzanine.

Built in 1980

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4449121  |
| Price  | \$319,000 |



|            |            |
|------------|------------|
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1980       |
| Type       | Industrial |
| Status     | Active     |

**Community Information**

|             |                |
|-------------|----------------|
| Address     | 4908 56 Street |
| Area        | Drayton Valley |
| Subdivision | Drayton Valley |
| City        | Drayton Valley |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T7A 1K4        |

**Exterior**

|              |       |
|--------------|-------|
| Exterior     | Metal |
| Construction | Metal |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 13              |
| Zoning         | Zone 90         |

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Listing information last updated on August 3rd, 2025 at 10:18pm MDT