

\$0 - 3421 50th St, Drayton Valley

MLS® #E4453522

\$0

0 Bedroom, 0.00 Bathroom,
Industrial on 0.00 Acres

Drayton Valley, Drayton Valley, AB

What an opportunity for your business with location on 50th Ave.! You have traffic coming in & off of Hwy 22. This is a solid built metal building. The first floor gives you options to have a second business. Upper level is partially finished. Outside there is lots of fenced storage area. Entrance has a huge sitting area for clients, large back counter area for staff with access to shop, private office, bathroom, change room & a 2nd entrance to shop & to an open storage area. The upstairs gives you a view to shop & has a kitchenet, bathroom & is mostly unfinished giving you lots of options. There is a separator system throw-out the shop to handle any oil residue. Residue is pumped to the underground 10 ft. 5x 6 ft. tank to suck out the oil. In the shop there are 6 overhead heaters & air exchangers. The owner prefers to lease but may consider a reasonable offer for the building. Lease is \$11,000.00 per month plus GST. Tenant pays operating costs: utilities, property tax, building insurance, & maintenance

Built in 2007

Essential Information

MLS® #	E4453522
Bathrooms	0.00



Acres	0.00
Year Built	2007
Type	Industrial
Status	Active

Community Information

Address	3421 50th St
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 1S3

Exterior

Exterior	Metal, Steel Frame
Construction	Metal, Steel Frame

Additional Information

Date Listed	August 15th, 2025
Days on Market	23
Zoning	Zone 90

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Listing information last updated on September 7th, 2025 at 10:32am MDT