

## **\$775,000 - 5702 50a Street, Drayton Valley**

MLS® #E4410076

**\$775,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Drayton Valley, Drayton Valley, AB

This Commercial Property offers 1.2 ACRES in an extremely High-Visibility location & close proximity to HWY 22! The building is steel frame construction with 24 gauge roof cladding! There are 3 bay doors, one measuring 14' x 14' and two are 14' x 16', providing ample access for larger vehicles. Inside, there is a dedicated office & admin area, a mezzanine for additional storage or workspace, and a versatile STUDIO APARTMENT upstairs, complete with a kitchenette and 3-piece bath that can also function as office space. The property includes a 12'x22' MAINTENANCE PIT, designed for vehicle oil changes or maintenance & strong enough to accommodate the heaviest vehicles. This pit is equipped with a clean oil tank and a used oil tank connected to a waste oil furnace, enhancing its utility. Additionally, the property generates approximately \$2,000 per year in revenue from the Pattison sign! This property is ideal for automotive, repair, or service-related businesses. \*All outlines on drone photos are approximate

Built in 2000

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4410076  |
| Price  | \$775,000 |



|            |            |
|------------|------------|
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2000       |
| Type       | Industrial |
| Status     | Active     |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 5702 50a Street |
| Area        | Drayton Valley  |
| Subdivision | Drayton Valley  |
| City        | Drayton Valley  |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T7A 1M6         |

### Exterior

|              |                              |
|--------------|------------------------------|
| Exterior     | Metal, Concrete, Steel Frame |
| Construction | Metal, Concrete, Steel Frame |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2024 |
| Days on Market | 297               |
| Zoning         | Zone 90           |

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Listing information last updated on August 1st, 2025 at 8:32pm MDT