

Courtesy Of Heather D Malin Of RE/MAX Vision Realty

\$0 - 3421 50th St, Drayton Valley

MLS® #E4453522

\$0

0 Bedroom, 0.00 Bathroom,
Industrial on 0.00 Acres

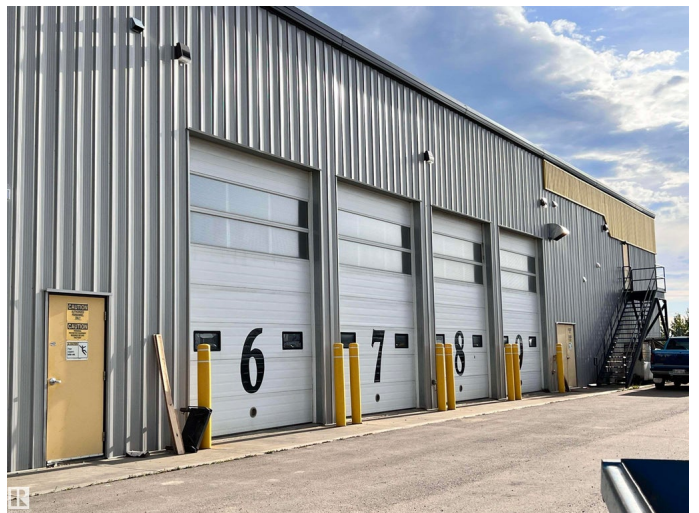
Drayton Valley, Drayton Valley, AB

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 to view to shop. The upper area has a kitchenet, bathroom and is mostly unfinished giving you lots of options. There is a separator system throw-out the shop to handle any oil residue. Any residual is pumped to the underground 10 ft. 5x 6 ft. tank to suck out the oil through the baffle system. In shop there are 6 overhead heaters and air exchangers. The owner prefers to lease but may consider a reasonable sale offer for the building. Lease is \$11,000.00 per month.

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 | 5 |
| Zoning | Zone 90 |

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Listing information last updated on August 20th, 2025 at 11:32am MDT