

## \$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

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Lease Rate \$14



|            |            |
|------------|------------|
| 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 | 44                |
| Zoning         | Zone 90           |

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Listing information last updated on September 27th, 2025 at 11:17pm MDT