

## \$519,900 - 5424 53 Ave (lot 8), Drayton Valley

MLS® #E4408544

**\$519,900**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Great Commercial Property if you are looking to start or expand your business! This property features two separate buildings, offering over 5,000 sqft of combined shop and office space. The office building spans 1,570 sqft and includes central air conditioning, two office spaces, two bathrooms, a reception area, a lunchroom, a boardroom with a wet bar, and an upstairs storage area. The spacious 3,600 sqft shop is equipped with three 16' x 16' bay doors and is constructed with a durable steel frame and cinder block. The expansive yard provides ample space for a variety of uses, is fully graveled, and is securely fenced with chain link and has 2 gated entrances. Located with easy access to Highway 22, this property is zoned C-GEN (Commercial, General District).

Built in 1987

### Essential Information

MLS® #	E4408544
Price	\$519,900
Bathrooms	0.00
Acres	0.00
Year Built	1987
Type	Industrial
Status	Active



**Community Information**

Address	5424 53 Ave (lot 8)
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 1A0

**Exterior**

Exterior	Block, Steel Frame
Construction	Block, Steel Frame

**Additional Information**

Date Listed	October 1st, 2024
Days on Market	307
Zoning	Zone 90

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Listing information last updated on August 4th, 2025 at 7:32am MDT