

## \$299,900 - 5215 Industrial Road, Drayton Valley

MLS® #E4439206

**\$299,900**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Prime Commercial Property â€“ High Visibility & Traffic Location! Incredible Exposure | Zoned C-DWT | Exceptional opportunity to own a highly visible commercial property situated on a fully serviced 0.24-acre lot in a prime high-traffic location. Whether you're looking to invest or occupy, this versatile property offers unbeatable exposure and flexibility for a wide range of commercial uses. Property Features: 3,200 sq ft of well-appointed office and reception space â€“ ideal for professional services, retail, or showroom An additional 800 sq ft of bonus space in the back â€“ perfect for expansion, storage, or customized build-out 800 sq ft basement â€“ great for storage or auxiliary use Zoned C-Gen â€“ allows for a broad spectrum of commercial applications Ample on-site parking for staff and clients Highly visible frontage with exceptional signage potential Investment Highlights: Existing business on-site is willing to stay as a tenant, offering immediate rental income â€“ or can vacate for owner-occupancy.

Built in 1971

### Essential Information

MLS® #	E4439206
Price	\$299,900



Bathrooms	0.00
Acres	0.00
Year Built	1971
Type	Land Commercial
Status	Active

### **Community Information**

Address	5215 Industrial Road
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 1S3

### **Exterior**

Exterior	Block
Construction	Block

### **Additional Information**

Date Listed	May 27th, 2025
Days on Market	68
Zoning	Zone 90

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Listing information last updated on August 3rd, 2025 at 1:47pm MDT