

# \$0 - 5516 Industrial Road, Drayton Valley

MLS® #E4444421

**\$0**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

None, Drayton Valley, AB

Now available for lease—this extensively renovated building offers 5,443 sq.ft on the main level, another 3,787 sq.ft on the second level, plus a fully developed 3,761 sq.ft. basement with additional offices, storage, and a walk-in fireproof vault. Interior updates include fresh paint, new flooring, lighting, desks, cabinets, conference tables, appliances, projector, and window coverings. A/C has been added, and the computer room has upgraded wiring. The building is equipped with fiber optic cable, 400-amp electrical service, 2 hot water boilers, and rooftop HVAC. The 22 offices throughout the building provide flexible use for a variety of business types. The fenced yard includes a 22x24 detached garage and 10x12 storage shed. Excellent visibility and access just off Highway 22 with plenty of staff and client parking. Move-in ready, fully outfitted, and professionally updated.

Built in 1980

## Essential Information

|            |          |
|------------|----------|
| MLS® #     | E4444421 |
| Lease Rate | \$12     |
| Bathrooms  | 0.00     |
| Acres      | 0.00     |
| Year Built | 1980     |



|        |        |
|--------|--------|
| Type   | Office |
| Status | Active |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 5516 Industrial Road |
| Area        | Drayton Valley       |
| Subdivision | None                 |
| City        | Drayton Valley       |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T7A 1R1              |

### Exterior

|              |            |
|--------------|------------|
| Exterior     | Wood Frame |
| Construction | Wood Frame |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 118             |
| Zoning         | Zone 90         |

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Listing information last updated on October 20th, 2025 at 11:32pm MDT