

## \$0 - 3 5211 50 Street, Drayton Valley

MLS® #E4448777

**\$0**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Prime 2,034 Sq Ft Office Space Available on 50th Street – Amazing Exposure & Quick Possession! Looking for the perfect office space in a high-traffic, high-visibility location? Look no further! This 2,034 sq ft professional space offers everything your business needs and more. Property Highlights: 6 large private offices. Spacious reception area. Kitchen/staff break area. Plenty of parking for staff and visitors. Excellent exposure on busy 50th Street. Quick possession available. This flexible layout is ideal for medical, legal, consulting, or any professional office use. Located in a well-maintained commercial building with high visibility, this space offers both convenience and functionality. Lease Details: \$12.00 per sq ft + Triple Net. Gross lease option considered by landlord. Additional 1,350 sq ft adjacent space also available – combine for over 3,300 sq ft if needed!



Built in 1978

### Essential Information

|            |          |
|------------|----------|
| MLS® #     | E4448777 |
| Lease Rate | \$12     |
| Bathrooms  | 0.00     |
| Acres      | 0.00     |
| Year Built | 1978     |
| Type       | Office   |

Status                      Active

**Community Information**

Address                    3 5211 50 Street  
Area                        Drayton Valley  
Subdivision               Drayton Valley  
City                         Drayton Valley  
County                     ALBERTA  
Province                  AB  
Postal Code               T7A 1J3

**Exterior**

Exterior                  Block  
Construction             Block

**Additional Information**

Date Listed                July 17th, 2025  
Days on Market          76  
Zoning                      Zone 90

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Listing information last updated on October 1st, 2025 at 2:32am MDT