

\$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 to view to shop. The upper area has a kitchenet, bathroom and is mostly unfinished giving you lots of options. There is a separator system throw-out the shop to handle any oil residue. Any residual is pumped to the underground 10 ft. 5x 6 ft. tank to suck out the oil through the baffle system. In shop there are 6 overhead heaters and air exchangers. The owner prefers to lease but may consider a reasonable sale offer for the building. Lease is \$11,000.00 per month.

Built in 2007

Essential Information

MLS® #	E4453522
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	4
Zoning	Zone 90

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Listing information last updated on August 19th, 2025 at 3:48pm MDT