

## \$0 - 5428 Industrial Road, Drayton Valley

MLS® #E4407734

**\$0**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Drayton Valley, Drayton Valley, AB

6000 sq.ft. shop on a 0.9 acre lot with HWY 22 exposure. Concrete block construction with 14'x14' overhead door. Mostly shop with some office space at front of building. Shop includes a mezzanine with two more office spaces and a large open space that could serve multiple uses. Lot is secured by a chain link fence. Recently renovated inside and outside: new lighting, new flooring, new bathrooms and newly painted throughout. 14" walls and new siding contribute to a very efficient building. Lease is \$6000 per month (net) or \$12 per foot. Additionally, taxes and insurance are \$12,000/year.

Built in 1980

### Essential Information

MLS® #	E4407734
Bathrooms	0.00
Acres	0.00
Year Built	1980
Type	Industrial
Status	Active

### Community Information

Address	5428 Industrial Road
Area	Drayton Valley
Subdivision	Drayton Valley



City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 1R6

### Exterior

Exterior	Block
Construction	Block

### Additional Information

Date Listed	September 24th, 2024
Days on Market	208
Zoning	Zone 90

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Listing information last updated on April 20th, 2025 at 9:17pm MDT