

\$519,900 - 5424 53 Ave (lot 8), Drayton Valley

MLS® #E4408544

\$519,900

0 Bedroom, 0.00 Bathroom,
Industrial on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Great Commercial Property if you are looking to start or expand your business! This property features two separate buildings, offering over 5,000 sqft of combined shop and office space. The office building spans 1,570 sqft and includes central air conditioning, two office spaces, two bathrooms, a reception area, a lunchroom, a boardroom with a wet bar, and an upstairs storage area. The spacious 3,600 sqft shop is equipped with three 16' x 16' bay doors and is constructed with a durable steel frame and cinder block. The expansive yard provides ample space for a variety of uses, is fully gravelled, and is securely fenced with chain link and has 2 gated entrances. Located with easy access to Highway 22, this property is zoned C-GEN (Commercial, General District).

Built in 1987

Essential Information

MLS® #	E4408544
Price	\$519,900
Bathrooms	0.00
Acres	0.00
Year Built	1987
Type	Industrial
Status	Active



Community Information

Address	5424 53 Ave (lot 8)
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 1A0

Exterior

Exterior	Block, Steel Frame
Construction	Block, Steel Frame

Additional Information

Date Listed	October 1st, 2024
Days on Market	201
Zoning	Zone 90

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 20th, 2025 at 8:32am MDT