

# \$0 - 2 6426 50 Avenue, Drayton Valley

MLS® #E4414986

**\$0**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Drayton Valley, Drayton Valley, AB

2 ACRE lot of Rural Industrial land available for lease @ \$2500/mo plus op expenses. This lot is fully fenced & engineered, compacted clay base structure with Geotextile fabric, & covered with significant gravel. Excellent exposure with easy access to HWY 22, Zoning is Rural Industrial. This 2 Acre parcel is fully fenced as well! There are two direct ingress/egress approaches onto service road on 50 Ave. \*Lease rate of \$2500 per month plus operating costs(\$170+/- per month)\*. The seller is willing to proceed with a potential subdivision of the bare 2 acre parcel if that is preferred, the subdivision process would begin once interest in purchasing is established. (Selling price would be \$460,000 plus GST for the 2+/- fenced acres assuming subdivision approval). With all town services at the property line this property provides a great opportunity to build on. Note:- taxes are approximate.



## Essential Information

MLS® #	E4414986
Bathrooms	0.00
Acres	0.00
Type	Land Commercial
Status	Active

## Community Information

Address	2 6426 50 Avenue
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 0C1

### **Additional Information**

Date Listed	November 30th, 2024
Days on Market	103
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 March 13th, 2025 at 3:32pm MDT