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2248 50 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Drayton Valley, Alberta



Listing ID:
27920

MLS ID:
A2114174

\$4,950,000



 **MICHELLE PLACH**
 (780) 965-4662

 **Honestdoor Inc.**
 780-965-4662

 2248 50 Street , Drayton Valley , Alberta T0E 1Z0

Transaction Type

For Sale

Days On Market

475

Zoning

C-GEN

Subdivision

Drayton Valley

Building Type

Free-Standing

Year Built

2015

Structure Type

Retail

Property Type

Commercial

Property Sub Type

Retail

Legal Plan

1420147

Building Area (Sq. Ft.)

10886.00

Building Area (Sq. M.)

1011.33

Inclusions

call lister directly

Restrictions

Call Lister

Reports

Call Lister

Click brochure link for more details** Exclusive opportunity to acquire a newly constructed retail centre with two additional commercial development pad sites located in Drayton Valley, Alberta. Horizon Travel Centre is a newly constructed retail centre anchored by Mr. Mike's, Ace Liquor, and Lube City. The Property was constructed between 2015 - 2017. The Property is 100% occupied and has 10,886 square feet of net leasable area situated on 3.64 acres of land. There are two serviced and immediately developable pad sites that are 32,615 SF and 39,181 SF in size. Located in Drayton Valley with prominent exposure to 50th Street, the Horizon Travel Centre benefits from strong traffic counts (5,800 vehicles per day in 2022) and excellent accessibility. Neighbouring properties include the Petro Canada fuel and convenience and the Best Western Plus All Suites which both help to draw traffic and customers to the Horizon Travel Centre. The two pad development sites allow an investor and developer to create future upside at the site. Excellent access and exposure to the main arterial road. Average daily traffic counts of 5,800 vehicles per day northbound on 50th street (2022). Benefits from the traffic draw of both the Petro Canada and the Best Western Plus All Suites

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