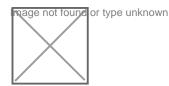


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

2248 50 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationDrayton Valley, Alberta

Listing ID: 27920

MLS ID: A2114174

\$4,950,000



 $\stackrel{\circ}{-}$ MICHELLE PLACH

- **2** (780) 965-4662
- 2248 50 Street , Drayton Valley , Alberta T0E 1Z0

Transaction TypeDays On MarketZoningFor Sale475C-GEN

SubdivisionBuilding TypeYear BuiltDrayton ValleyFree-Standing2015

Structure Type Property Type Property Sub Type

Retail Commercial Retail

Legal Plan Building Area (Sq. Ft.) Building Area (Sq. M.)

1420147 10886.00 1011.33

InclusionsRestrictionsReportscall lister directlyCall ListerCall 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

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.