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5433 INDUSTRIAL ROAD FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Drayton Valley, Alberta

Listing ID:
32333

MLS ID:
A2261190

\$1,295,000



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5433 Industrial Road , Drayton Valley , Alberta T7A1S1

Transaction Type	Title	Days On Market
For Sale	Fee Simple	123
Zoning	Subdivision	Building Type
C-GEN	Drayton Valley	Commercial Mix,Office Building,See Remarks
Year Built	Structure Type	Property Type
1974	Mixed Use	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Mixed Use	1093KS	2400.00
Building Area (Sq. M.)	Lot Size (Sq. Ft.)	Lot Size (Acres)
222.97	52272	1.20
Commercial Amenities		
Boardroom,Compressed Air		
Lot Features	Lines,Exhaust Fan(s),Floor	Access to Property
Paved	Drain(s)/Grease	Direct Access
	Trap(s),Kitchen,Laundry Facility,Paved	
	Yard	
Inclusions	Restrictions	Reports
To be determined at time of offer	None Known	Aerial Photos,Title Insurance

Prime Commercial/Industrial Property – 1.2 Acres in Drayton Valley. An exceptional opportunity awaits with this fully paved 1.2-acre commercial/industrial lot located in a highly visible and accessible area of Drayton Valley. This versatile property is perfectly suited for a wide range of business ventures, offering multiple revenue streams and ready-to-use infrastructure. Key Features: Main Shop – 4,650 Sqft, 4 large bay doors, Mezzanine level for added storage or workspace; recently renovated: new LED lighting, overhead heating, 220V and 2-phase power available; Ideal for mechanical, fabrication, or service-based businesses. Secondary Shop – 2,400 Sqft currently rented at \$1,445/month (plus tax & utilities). Reliable income potential. Suitable for a variety of trades or storage use. Office Building – 2,400 Sqft, 5 private offices, Large boardroom, Spacious reception area with desk, Common area plus his & her restrooms. Perfect for professional services, administrative HQ, or a customer-facing business. Zoning & Possibilities: Commercial and/or industrial zoning. Ideal for automotive shops, tire & lube centers, salons, esthetics, or contractor headquarters. High traffic exposure and easy access for clients and deliveries. The possibilities are endless with this unique and strategically located property. Whether you're looking to expand your business, develop a multi-tenant commercial space, or invest in a high-demand area, this property is ready to deliver.

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