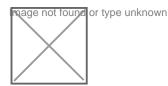


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

5433 INDUSTRIAL ROAD FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationDrayton Valley, Alberta

Listing ID: 32333

MLS ID: A2261190

\$1,295,000



- $\stackrel{\circ}{=}$ LINNEA THOMPSON
- (403) 318-4281
- \blacksquare Royal LePage Network Realty Corp.
- **403-227-3325**

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5433 Industrial Road , Drayton Valley , Alberta T7A1S1

Transaction Type Title Days On Market

For Sale Fee Simple

Zoning Subdivision Building Type

C-GEN C-GEN Commercial Mix,Office Building,See

Remarks

Year BuiltStructure TypeProperty Type1974Mixed UseCommercial

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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