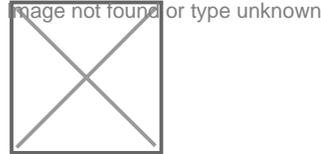


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## AUTO DEALER,AUTO REPAIR-SPECIALTY,AUTO SERVICE FOR SALE



Businesses and Franchises for Sale > Business for Sale

**Location**  
Drayton Valley, Alberta

**Listing ID:**  
32670

**MLS ID:**  
A2267274

**\$465,000**



 **LINNEA THOMPSON**  
 (403) 318-4281

 Royal LePage Network Realty Corp.  
 403-227-3325

 5441 Industrial Road , Drayton Valley , Alberta T7A 0A5

**Transaction Type**

For Sale

**Days On Market**

76

**Business Type**

Auto Dealer,Auto Repair-Specialty,Auto Service

**Zoning**

C-GEN

**Subdivision**

Drayton Valley

**Building Type**

Commercial Mix,Mixed Use,See Remarks

**Year Built**

1956

**Structure Type**

Industrial

**Property Type**

Commercial

**Property Sub Type**

Industrial

**Legal Plan**

1093KS

**Building Area (Sq. Ft.)**

4875.00

**Building Area (Sq. M.)**

452.90

**Lot Size (Sq. Ft.)**

26136

**Lot Size (Acres)**

0.60

**Lot Features**

Corner Lot

**Commercial Amenities**

Boardroom,Compressed Air Lines,Exhaust Fan(s),Floor Drain(s)/Grease Trap(s),Kitchen,Lunchroom,Mezzanine,Outside Storage,Parking-Extra,Shower,Storage,Storefront

**Access to Property**

Accessible to Major Traffic Route,Direct Access

**Inclusions**

To be determined at time of offer

**Restrictions**

None Known

**Reports**

Other Documents

This well-maintained 1956 commercial building offers 4,875 sq. ft. of versatile space, ideally located in the heart of Drayton Valley's Industrial area—just one block from Highway 22. The property features a 1,554 sq. ft. front office/retail area and a 3,318 sq. ft. shop/warehouse space, perfectly suited for a variety of business uses. The front office/retail section includes two 2-piece bathrooms, two spacious private offices, a welcoming reception and waiting area, and an enclosed receptionist space with access to a large filing/conference room. A connecting meeting room—accessible to customers—links the retail and shop areas, featuring a partially finished bathroom and a walk-through storage room. The shop area offers excellent functionality with two 10'x14' bay doors, an 11'x50' mezzanine that includes a staff area, a private office, and additional storage space. There is also a large storage room with an 8' loading door, providing added flexibility. Situated on a fully chain-link fenced 0.60-acre lot, this property provides ample and secure vehicle or equipment storage. The lot includes two gated entry points and a covered, open-sided parking shelter (18'x56' plus 18'x24'). A prime opportunity for business owners seeking visibility, space, and versatility in a highly accessible industrial location.

**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.