

# \$459,900 - 5441 Industrial Road, Drayton Valley

MLS® #E4406163

**\$459,900**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Drayton Valley, Drayton Valley, AB

This 1956, 4872sqft commercial building consists of a 1554sqft front office/retail space & a 3318sqft. shop/warehouse space. The front office/retail space offers two 2-piece baths, 2 large private offices, a cozy waiting area & an enclosed receptionist space with access to a large filing/conference room. Connecting the retail space & shop is a large meeting room w/ customer access and offers a partially finished bathroom & a walk-through storage room leading into the shop. The shop features a 11'x50' mezzanine w/ a staff area on one end, a storage space on the other & a private office in the middle. Shop features 2 10'x14' bay doors and a large storage room with an 8' loading door. This versatile building sits on an entirely chain-link fenced 0.60-acre lot providing a substantial amount of secure vehicle storage. The lot also features two entry gates and a covered, open-sided, parking shelter (18' X 56' plus 18'x24') in the heart of Drayton Valley's Industrial area, only a block from Hwy 22!

Built in 1956

## Essential Information

MLS® #                    E4406163  
Price                        \$459,900



Bathrooms	0.00
Acres	0.00
Year Built	1956
Type	Industrial
Status	Active

### **Community Information**

Address	5441 Industrial Road
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 0A5

### **Exterior**

Exterior	Block, Wood Frame
Construction	Block, Wood Frame

### **Additional Information**

Date Listed	September 12th, 2024
Days on Market	208
Zoning	Zone 90

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 8th, 2025 at 12:02pm MDT