

## \$519,900 - 5424 53 Ave (lot 8), Drayton Valley

MLS® #E4408544

**\$519,900**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Great Commercial Property if you are looking to start or expand your business! This property features two separate buildings, offering over 5,000 sqft of combined shop and office space. The office building spans 1,570 sqft and includes central air conditioning, two office spaces, two bathrooms, a reception area, a lunchroom, a boardroom with a wet bar, and an upstairs storage area. The spacious 3,600 sqft shop is equipped with three 16' x 16' bay doors and is constructed with a durable steel frame and cinder block. The expansive yard provides ample space for a variety of uses, is fully graveled, and is securely fenced with chain link and has 2 gated entrances. Located with easy access to Highway 22, this property is zoned C-GEN (Commercial, General District).

Built in 1987

### Essential Information

|            |            |
|------------|------------|
| MLS® #     | E4408544   |
| Price      | \$519,900  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1987       |
| Type       | Industrial |
| Status     | Active     |



## Community Information

Address 5424 53 Ave (lot 8)  
Area Drayton Valley  
Subdivision Drayton Valley  
City Drayton Valley  
County ALBERTA  
Province AB  
Postal Code T7A 1A0

## Exterior

Exterior Block, Steel Frame  
Construction Block, Steel Frame

## Additional Information

Date Listed October 1st, 2024  
Days on Market 190  
Zoning Zone 90

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Listing information last updated on April 9th, 2025 at 3:47am MDT