

\$0 - 20 6426 50 Avenue, Drayton Valley

MLS® #E4414985

\$0

0 Bedroom, 0.00 Bathroom,
Industrial on 0.00 Acres

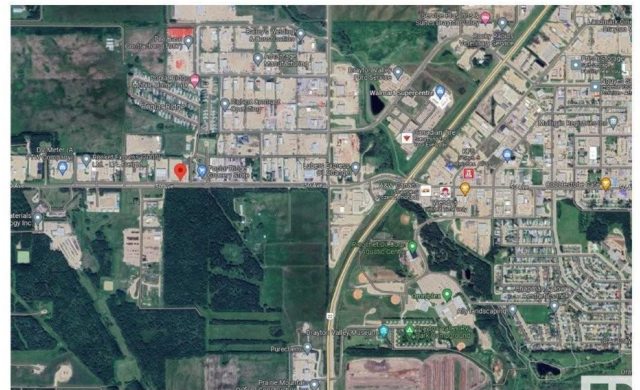
Drayton Valley, Drayton Valley, AB

Beautiful newer built building with 1 bay available to lease. The main level is 2714 sq.ft. in size(25'x107'). Shop space is 24x74 ft.This bay includes front offices, a kitchenette, bathroom, a storage area, & a finished open mezzanine of approx 600 sq.ft. The total area consists of 3314 sq.ft. Inside the shop features overhead infrared heaters & a furnace for the office space up & down. This building is steel frame construction. Front ceiling height is 24' with back being 22'. Shop Doors are 14'x16' high complete with electric door openers & a 5' apron. Concrete floors are 6" thick & have floor drains too. Power is 600 amp/600 Volt as well! With T5 lighting & 3 phase system. Front is paved providing room to park 4 vehicles per bay, with additional parking in back. Behind the building is engineered with Geotextile fabric, compacted & graveled. Chain link fencing encloses the back offering secure yard space. A well built building located in a heavy traffic area providing easy access to Hwy 22.

Built in 2013

Essential Information

| | |
|------------|----------|
| MLS® # | E4414985 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 2013 |



| | |
|--------|------------|
| Type | Industrial |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 20 6426 50 Avenue |
| Area | Drayton Valley |
| Subdivision | Drayton Valley |
| City | Drayton Valley |
| County | ALBERTA |
| Province | AB |
| Postal Code | T7A 0C1 |

Exterior

| | |
|--------------|-------------|
| Exterior | Steel Frame |
| Construction | Steel Frame |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | November 30th, 2024 |
| Days on Market | 139 |
| 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 18th, 2025 at 5:47pm MDT