

## \$350,000 - 5137 51 Avenue, Drayton Valley

MLS® #E4369083

**\$350,000**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Drayton Valley, Drayton Valley, AB

This property is in the downtown core with great exposure & lots of public parking to the west of the building as well as street parking. Currently there are 4 tenants and room for more. There is a general assessment for 2022. Current rent is \$48,240.00 per year. The front end used to have a restaurant which would increase the rent substantially. Expenses run around \$18,000 annually which includes the insurance, taxes, utilities, maintenance & snow removal. The owner is currently paying these expenses. A party wall agreement is in process of being completed. The roof is torch on, the 2 furnaces are set up with air conditioning. Recently the furnaces were serviced professionally. There are 3 hot water tanks in the building. One is due to be replaced. There are 2 common area bathrooms. In 1990 the windows and framing were renovated. Gas meters were switched to one bill to save on costs & could be reversed. There are no leases or damage deposits with the tenants.

Built in 1961

### Essential Information

MLS® #	E4369083
Price	\$350,000
Bathrooms	0.00



Acres	0.00
Year Built	1961
Type	Office
Status	Active

### Community Information

Address	5137 51 Avenue
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 1J7

### Exterior

Exterior	Concrete, Wood Frame
Roof	Torch On
Construction	Concrete, Wood Frame

### Additional Information

Date Listed	January 4th, 2024
Days on Market	592
Zoning	Zone 90

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Listing information last updated on August 18th, 2025 at 10:02am MDT