

## \$0 - 20 6426 50 Avenue, Drayton Valley

MLS® #E4414985

**\$0**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

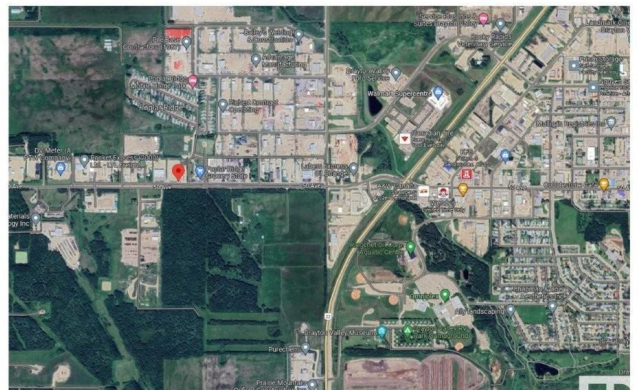
Drayton Valley, Drayton Valley, AB

Beautiful newer building with 1 bay available to lease(Possible 2nd bay available) 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! W/ T5 lighting & 3 phase system. Front is paved providing room to park 4 vehicles/ bay, with additional parking in back. Behind the building is engineered w/ Geotextile fabric, compacted & graveled. Chain link fencing encloses the back offering secure yard space. 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 | 263                 |
| Zoning         | Zone 90             |

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Listing information last updated on August 20th, 2025 at 1:47am MDT