\$299,900 - 5215 Industrial Road, Drayton Valley

MLS® #E4439206

\$299,900

0 Bedroom, 0.00 Bathroom, Land Commercial on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Prime Commercial Property â€" High Visibility & Traffic Location! Incredible Exposure | Zoned C-DWT | Exceptional opportunity to own a highly visible commercial property situated on a fully serviced 0.24-acre lot in a prime high-traffic location. Whether you're looking to invest or occupy, this versatile property offers unbeatable exposure and flexibility for a wide range of commercial uses. Property Features: 3,200 sq ft of well-appointed office and reception space â€" ideal for professional services, retail, or showroom An additional 800 sq ft of bonus space in the back â€" perfect for expansion, storage, or customized build-out 800 sq ft basement â€" great for storage or auxiliary use Zoned C-Gen â€" allows for a broad spectrum of commercial applications Ample on-site parking for staff and clients Highly visible frontage with exceptional signage potential Investment Highlights: Existing business on-site is willing to stay as a tenant, offering immediate rental income â€" or can vacate for owner-occupancy.

Built in 1971

Essential Information

MLS® # E4439206 Price \$299,900







Bathrooms 0.00 Acres 0.00 Year Built 1971

Type Land Commercial

Status Active

Community Information

Address 5215 Industrial Road

Area Drayton Valley
Subdivision Drayton Valley
City Drayton Valley

County ALBERTA

Province AB

Postal Code T7A 1S3

Exterior

Exterior Block
Construction Block

Additional Information

Date Listed May 27th, 2025

Days on Market 157

Zoning Zone 90

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Listing information last updated on October 31st, 2025 at 4:02am MDT