

\$0 - 5516 Industrial Road, Drayton Valley

MLS® #E4444421

\$0

0 Bedroom, 0.00 Bathroom,
Office on 0.00 Acres

None, Drayton Valley, AB

Now available for lease—this extensively renovated building offers 5,443 sq.ft on the main level, another 3,787 sq.ft on the second level, plus a fully developed 3,761 sq.ft. basement with additional offices, storage, and a walk-in fireproof vault. Interior updates include fresh paint, new flooring, lighting, desks, cabinets, conference tables, appliances, projector, and window coverings. A/C has been added, and the computer room has upgraded wiring. The building is equipped with fiber optic cable, 400-amp electrical service, 2 hot water boilers, and rooftop HVAC. The 22 offices throughout the building provide flexible use for a variety of business types. The fenced yard includes a 22x24 detached garage and 10x12 storage shed. Excellent visibility and access just off Highway 22 with plenty of staff and client parking. Move-in ready, fully outfitted, and professionally updated.

Built in 1980

Essential Information

MLS® #	E4444421
Bathrooms	0.00
Acres	0.00
Year Built	1980
Type	Office



Status Active

Community Information

Address 5516 Industrial Road
Area Drayton Valley
Subdivision None
City Drayton Valley
County ALBERTA
Province AB
Postal Code T7A 1R1

Exterior

Exterior Wood Frame
Construction Wood Frame

Additional Information

Date Listed June 25th, 2025
Days on Market 63
Zoning Zone 90

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