

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

MLS® #E4414985

**\$0**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

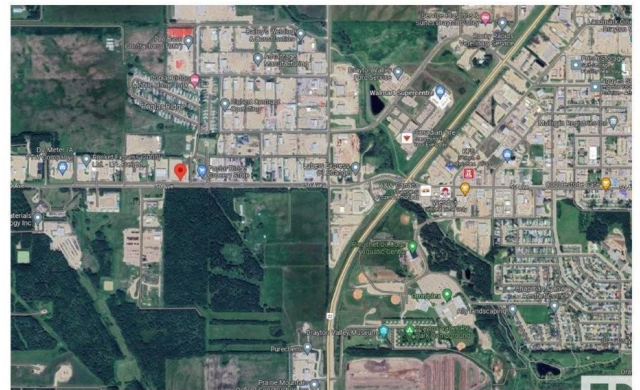
Drayton Valley, Drayton Valley, AB

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	125
Zoning	Zone 90

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Listing information last updated on April 4th, 2025 at 1:02pm MDT