

\$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	89
Zoning	Zone 90

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 24th, 2025 at 3:17pm MDT