

## \$395,000 - 5516 53 Avenue, Drayton Valley

MLS® #E4450639

**\$395,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Excellent investment opportunity with this 4,800 sq ft concrete block commercial building, ideally located just off 50th Avenue and only two blocks from the Highway 22 junction. The property is fully tenanted, generating a net income of approximately \$36,735/year. The front unit features a professional layout with a reception area, lounge, showroom, two large offices, a 3-piece bathroom, a spacious shop with two 16' overhead doors, and an upper mezzanine that's approximately the size of half the unit's square footage. The rear unit includes two large shop bays, each with a 16' overhead door. Both tenants pay \$2,100/month plus half the utilities. The building offers solid construction, excellent access, and flexible space suitable for a range of commercial uses. A great turnkey opportunity for investors seeking steady cash flow in a high-visibility, easily accessible location.

Built in 1978

### Essential Information

MLS® #	E4450639
Price	\$395,000
Bathrooms	0.00
Acres	0.00
Year Built	1978



Type	Industrial
Status	Active

### **Community Information**

Address	5516 53 Avenue
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 1C5

### **Exterior**

Exterior	Block
Construction	Block

### **Additional Information**

Date Listed	July 31st, 2025
Days on Market	47
Zoning	Zone 90

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Listing information last updated on September 16th, 2025 at 3:02am MDT