

## \$1,200,000 - 5606 55 St, Drayton Valley

MLS® #E4313438

**\$1,200,000**

Bedroom, Bathroom, 31,242 sqft  
Industrial on 1.75 Acres

None, Drayton Valley, AB

INVESTMENT OPPORTUNITY HERE!! 1980 cinderblock constructed building with OVER 31,000 SQ.FT of rentable space!! This versatile/multi use building is located in a great location that offers QUICK & EASY ACCESS to HWY 22 and HIGHWAY EXPOSURE as this property backs onto HWY 22!! Containing 9 separate units that include... store front and/or office areas, 6 Bays with 16 ft overhead doors PLUS the upstairs office units with separate entrances! Situated on almost 2 acres there is ample yard space for storage and parking. The front of the building is paved with plenty of parking stalls and new asphalt has been placed along the South side of the building and along the back just this year. Currently 50% of the building is leased. At full capacity the potential of this building leased at \$10 per sq.ft would be over \$310,000/year base rent! Definitely an opportunity to check out! Bay#1 29x90, Bay#2 29x83, Bay#3 29x40, Bay#4 29x40, Bay#5 29x51, Bay#6 29x65.

Built in 1980

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | E4313438    |
| Price          | \$1,200,000 |
| Square Footage | 31,242      |



|            |                                |
|------------|--------------------------------|
| Acres      | 1.75                           |
| Year Built | 1980                           |
| Type       | Industrial                     |
| Sub-Type   | Transportation and Warehousing |
| Style      | Warehousing & Storage          |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5606 55 St     |
| Area        | Brazeau        |
| Subdivision | None           |
| City        | Drayton Valley |
| Province    | AB             |
| Postal Code | T7A 1R9        |

### Amenities

|           |  |
|-----------|--|
| Amenities | Boardroom, Ceiling Fan(s), High Speed Internet, Lunchroom, Mezzanine, Outside Storage, Storefront, Storage, Parking-Visitor, Parking-Extra |
| Features  | Flat Site, Highway Frontage, Paved Lot, Retail Exposure, Highway Access, No Back Lane  |

### Interior

|              |   |
|--------------|---|
| Heating      | Forced Air, Radiant, Separate Water Heaters |
| # of Stories | 2   |

### Exterior

|              |                             |
|--------------|-----------------------------|
| Construction | Concrete Block, See Remarks |
|--------------|-----------------------------|

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 12th, 2022 |
|-------------|----------------------|

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Listing information last updated on May 18th, 2024 at 1:16am MDT