

# \$0 - 5604 58 Avenue, Drayton Valley

MLS® #E4408001

**\$0**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Drayton Valley, Drayton Valley, AB

This property is located in the northwest of Drayton Valley with visibility and quick access to hwy 22. Shop measures 52â€™™ X 90â€™™ or 4680sqft with two bays, one of which is drive thru. All overhead doors are 16â€™™. Finishing off the shop area is mezzanine storage, two-piece bath and lunchroom. The office portion of the building consists of reception area, 5 offices, kitchen, filing room and conference room. There is paved parking in front of the building with a concrete apron in the back of the building. The building sits on a 2-acre parcel and is a 2-tenant building. The backyard is graveled & mostly fenced. The shop has 8" thick walls & the office has triple glaze windows. Lease rate is \$12/sqft or \$7701/month.

Built in 2012

## Essential Information

MLS® #	E4408001
Bathrooms	0.00
Acres	0.00
Year Built	2012
Type	Industrial
Status	Active

## Community Information

Address 5604 58 Avenue



Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 0B1

### **Exterior**

Exterior	See Remarks
Construction	See Remarks

### **Additional Information**

Date Listed	September 26th, 2024
Days on Market	190
Zoning	Zone 90

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Listing information last updated on April 4th, 2025 at 12:02pm MDT