

\$0 - 2 6426 50 Avenue, Drayton Valley

MLS® #E4414986

\$0

0 Bedroom, 0.00 Bathroom,
Land Commercial on 0.00 Acres

Drayton Valley, Drayton Valley, AB

2 ACRE lot of Rural Industrial land available for lease @ \$2500/mo plus op expenses. This lot is fully fenced & engineered, compacted clay base structure with Geotextile fabric, & covered with significant gravel. Excellent exposure with easy access to HWY 22, Zoning is Rural Industrial. This 2 Acre parcel is fully fenced as well! There are two direct ingress/egress approaches onto service road on 50 Ave. *Lease rate of \$2500 per month plus operating costs(\$170+/- per month)*. The seller is willing to proceed with a potential subdivision of the bare 2 acre parcel if that is preferred, the subdivision process would begin once interest in purchasing is established. (Selling price would be \$460,000 plus GST for the 2+/- fenced acres assuming subdivision approval). With all town services at the property line this property provides a great opportunity to build on. Note:- taxes are approximate.



Essential Information

MLS® #	E4414986
Bathrooms	0.00
Acres	0.00
Type	Land Commercial
Status	Active

Community Information

Address	2 6426 50 Avenue
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 0C1

Additional Information

Date Listed	November 30th, 2024
Days on Market	128
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 April 7th, 2025 at 10:47am MDT