

\$395,000 - 5516 53 Av, Drayton Valley

MLS® #E4450639

\$395,000

0 Bedroom, 0.00 Bathroom, 4,800 sqft
Industrial

Drayton Valley, Drayton Valley, Alberta

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. (id:6289)

Built in 1978

Essential Information

Listings #	E4450639
Price	\$395,000
Bathrooms	0.00
Square Footage	4,800
Year Built	1978
Type	Industrial

Community Information



Address	5516 53 Av
Subdivision	Drayton Valley
City	Drayton Valley
Province	Alberta
Postal Code	T7A1C5

Listing Details

Listing Office Century 21 Hi-Point Realty Ltd



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