



## 5441 Industrial Road Drayton Valley AB

\$459,900

This 1956, 4872sqft commercial building consists of a 1554sqft front office/retail space & a 3318sqft. shop/warehouse space. The front office/retail space offers two 2-piece baths, 2 large private offices, a cozy waiting area & an enclosed receptionist space with access to a large filing/conference room. Connecting the retail space & shop is a large meeting room w/ customer access and offers a partially finished bathroom & a walk-through storage room leading into the shop. The shop features a 11'X50' mezzanine w/ a staff area on one end, a storage space on the other & a private office in the middle. Shop features 2 10'X14' bay doors and a large storage room with an 8' loading door. This versatile building sits on an entirely chain-link fenced 0.60-acre lot providing a substantial amount of secure vehicle storage. The lot also features two entry gates and a covered, open-sided, parking shelter (18' X 56' plus 18'X24') in the heart of Drayton Valley's Industrial area, only a block from Hwy 22!

Listing Presented By:



Originally Listed by:  
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