



## 5702 50A Street Drayton Valley AB

\$775,000

This Commercial Property offers 1.2 ACRES in an extremely High-Visibility location & close proximity to HWY 22! The building is steel frame construction with 24 gauge steel trusses! There are 3 bay doors, one measuring 14' x 14' and two are 14' x 16', providing ample access for larger vehicles. Inside, there is a dedicated office & admin area, a mezzanine for additional storage or workspace, and a versatile STUDIO APARTMENT upstairs, complete with a kitchenette and 3-piece bath that can also function as office space. The property includes a 12'x22' MAINTENANCE PIT, designed for vehicle oil changes or maintenance & strong enough to accommodate the heaviest vehicles. This pit is equipped with a clean oil tank and a used oil tank connected to a waste oil furnace, enhancing its utility. Additionally, the property generates approximately \$1,000 per year in revenue from the Pattison sign! This property is ideal for automotive, repair, or service-related businesses. \*All outlines on drone photos are approximate

Listing Presented By:



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