



## 5424 53 Ave (Lot 8) Drayton Valley AB

\$540,000

This property includes 2 separate buildings with a total of over 5000 sqft of shop and office space. The office building totals 1,625 square feet and comes with central air conditioning, 2 office rooms, 2 bathrooms, a reception area, a lunch room, a board room with a wet bar, plus an upstairs storage area. The separate shop offers 3,600 square feet and features three 16' x 16' bay doors and was built using steel frame and cinder block construction. The yard is fully graveled, fenced with chain link, and secured by a security gates at both entrances. The location allows for quick and easy access to highway 22. Zoned as C-GEN (Commercial, General District).

Listing Presented By:



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