



5604 58 Avenue Drayton Valley AB

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This property is located in the northwest of Drayton Valley with visibility and quick access to hwy 22. Shop measures 52' X 90' or 4680sqft with two bays, one of which is drive thru. All overhead doors are 16'. Finishing off the shop area is mezzanine storage, two-piece bath and lunchroom. The office portion of the building consists of reception area, 5 offices, kitchen, filing room and conference room. There is paved parking in front of the building with a concrete apron in the back of the building. The building sits on a 2-acre parcel and is a 2-tenant building. The backyard is graveled & mostly fenced. The shop has 8" thick walls & the office has triple glaze windows. Lease rate is \$12/sqft or \$7701/month.

Listing Presented By:



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