

FOR SALE



HUGHES
COMMERCIAL
REALTY GROUP

6326 - 50 AVENUE | DRAYTON VALLEY, ALBERTA

LISTED AT
~~\$1,100,000~~
\$900,000



FORMER HOME HARDWARE BUILDING CENTRE WITH YARD

This ± 8,454 square foot retail/industrial building is situated on a 2-acre fully fenced and gravelled site, offering excellent functionality and accessibility. Two gated entrances provide convenient drive-in, drive-out access for larger vehicles or deliveries.

The property benefits from prominent exposure along 50th Avenue, complete with pylon signage for strong visibility. Several additional storage buildings are located on-site, including a heated storage room, adding to the versatility of the space.

Conveniently positioned less than three minutes from major retailers such as Wal-Mart and Canadian Tire, this location offers both accessibility and proximity to established commercial amenities.

Darin Luciw

Senior Associate | Investment Sales & Leasing
P: 780 573 0830 E: darin@hcrgroup.ca

Scott Hughes, MBA, AACI, CCIM, SIOR

Broker/Owner | Investment Sales & Leasing
P: 780 915 7895 E: scott@hcrgroup.ca

FOR SALE | FORMER HOME HARDWARE W/ YARD



Municipal **6326 - 50 Avenue, Drayton Valley, AB**

Legal **Lot 8 and 9 Block 2 Plan 3893MC**

Zoning **I-HVY [Industrial, Heavy District](#)**

Site Area
Lot 8: 1 Acre
Lot 9: 1 Acre
Total: 2 Acres

Building Area
Main Floor: ± 7,936 SF
Mezzanine: ± 518 SF
Total: ± 8,454 SF



Grade Loading
(1) 12' X 12' | Main Building
(1) 12' X 12' | Storage Room

Heating **Forced Air & HVAC**

Yard **Fenced and Gravelled**

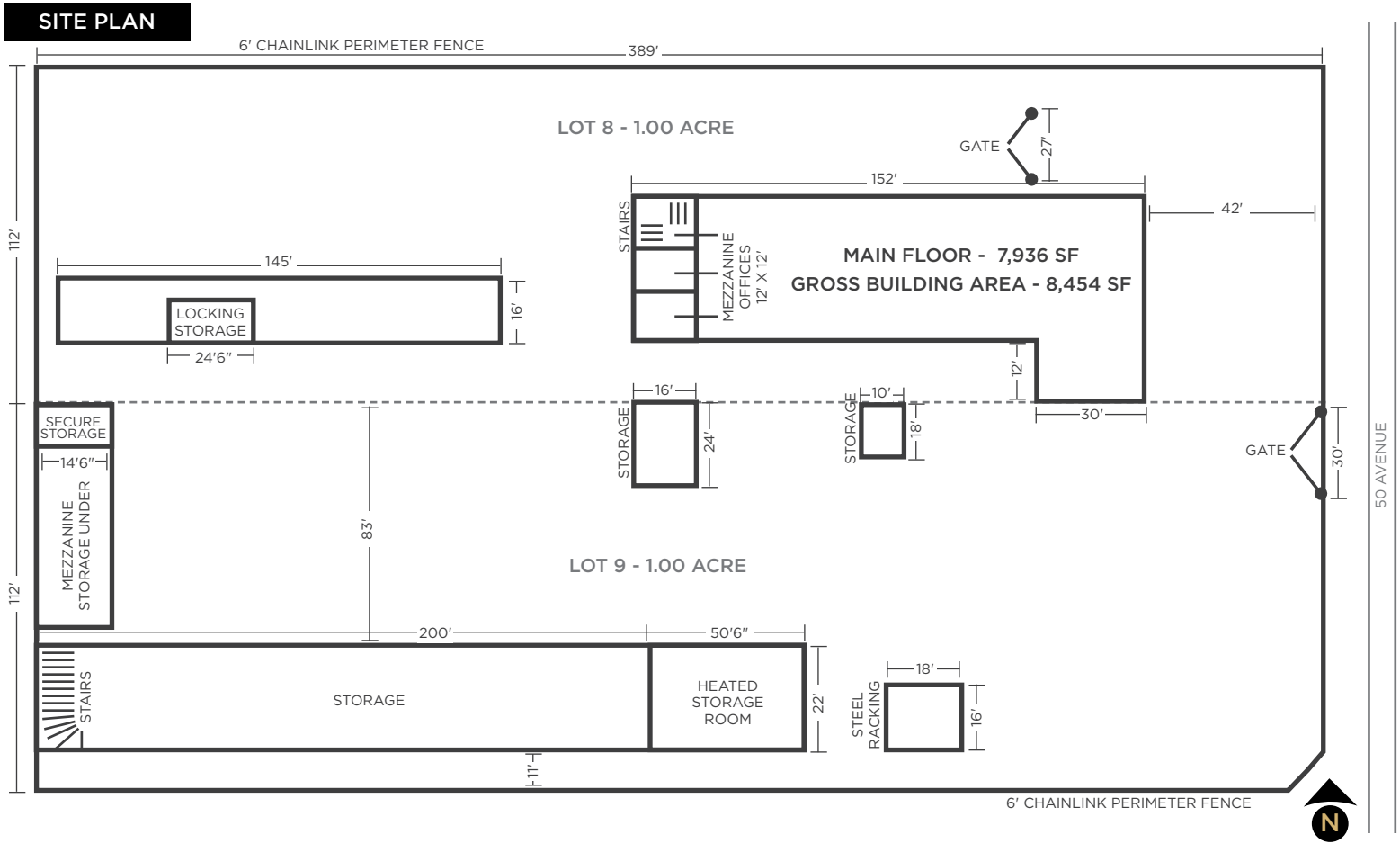
Power **200amp 600volt *TBV**

Construction **Metal Cladding, Wood Frame**

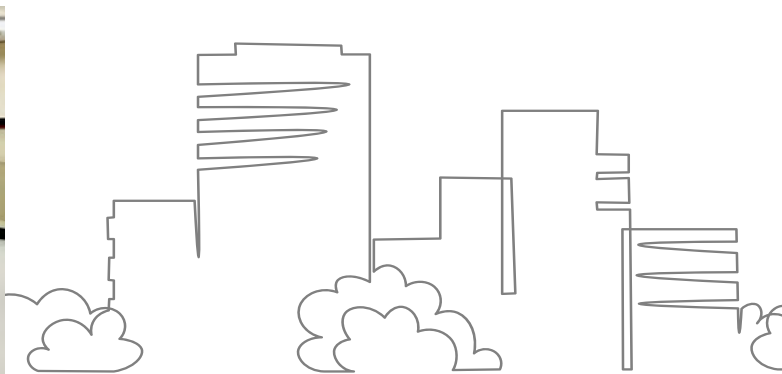
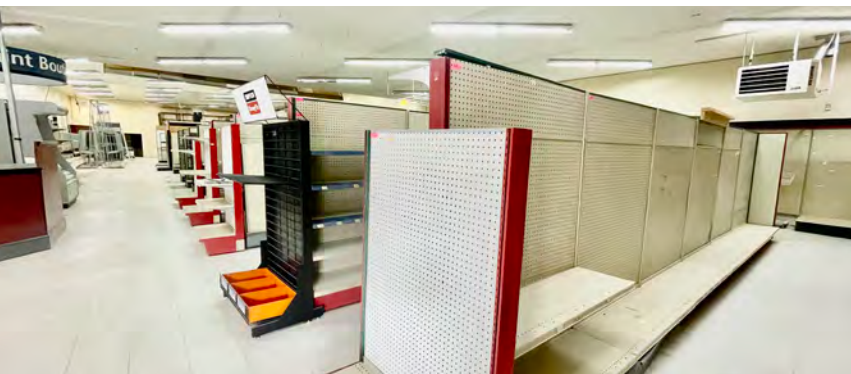
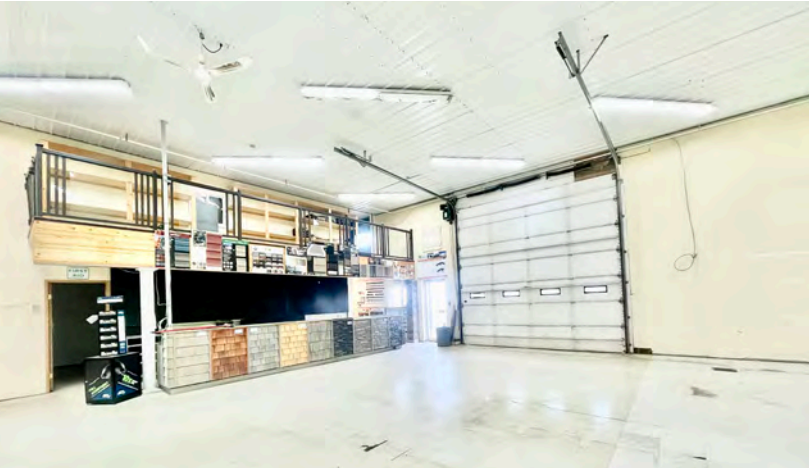
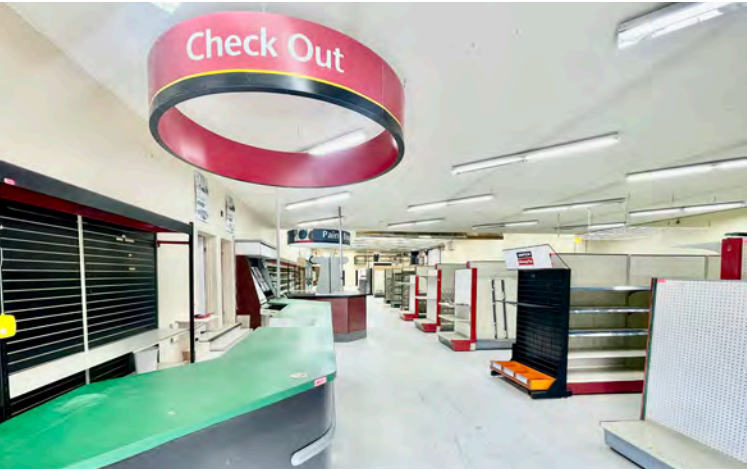
	\$900,000 Sale Price
	\$12,745.88 Property Taxes (2025 Actuals)

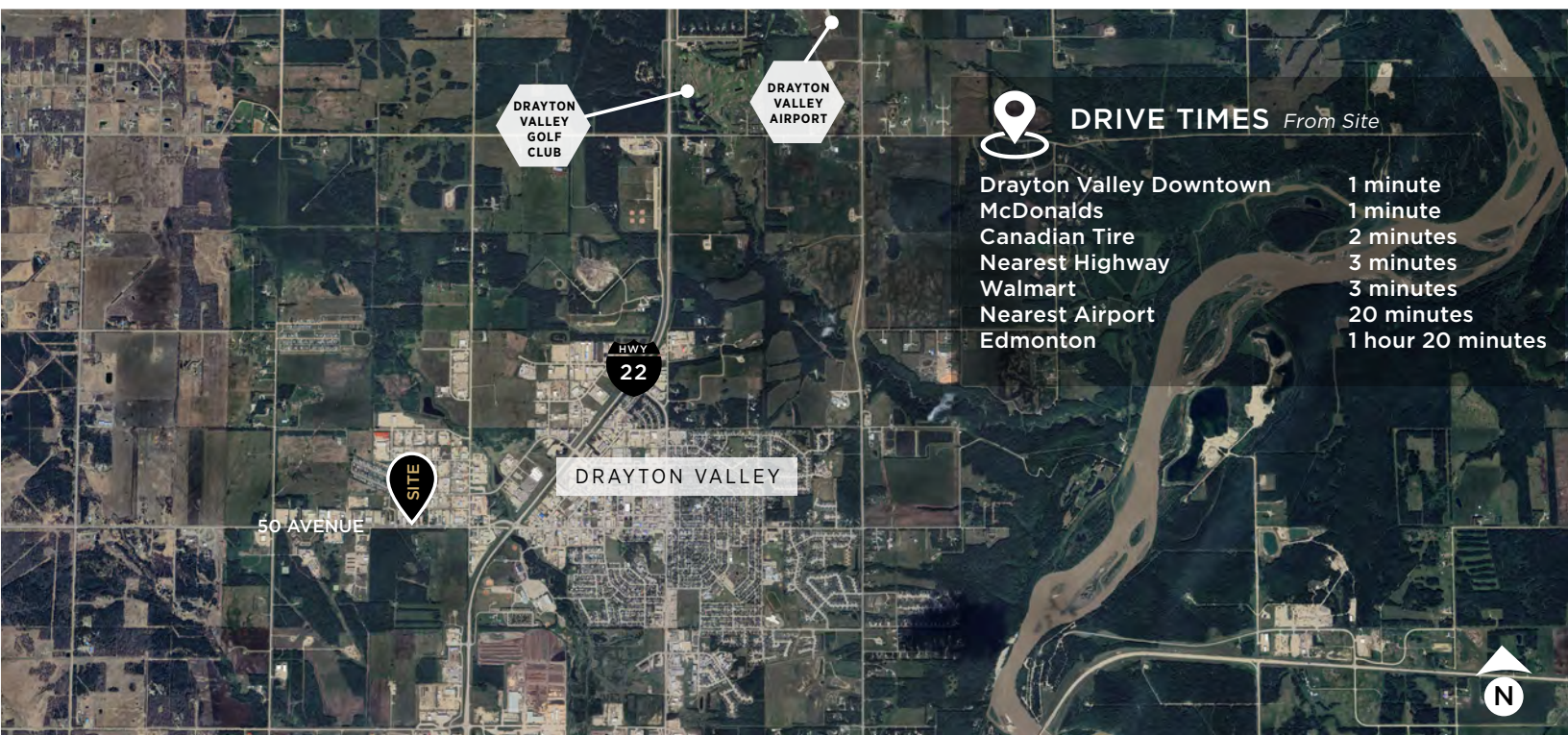


FOR SALE | FORMER HOME HARDWARE W/ YARD



FOR SALE | FORMER HOME HARDWARE W/ YARD





Darin Luciw
 Senior Associate | Investment Sales & Leasing
 P: 780 573 0830 E: darin@hcrgroup.ca

Scott Hughes, MBA, AACI, CCIM, SIOR
 Broker/Owner | Investment Sales & Leasing
 P: 780 915 7895 E: scott@hcrgroup.ca

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Purchaser.



hcrgroup.ca