

± 8,454 SF RETAIL / INDUSTRIAL
BUILDING ON 2 ACRES



FOR SALE

FORMER HOME HARDWARE BUILDING CENTRE WITH YARD

Sale Price **\$1,100,000**

6326 - 50 AVENUE | DRAYTON VALLEY, ALBERTA

- ± 8,454 square foot retail / industrial building on 2 acres
- Fully fenced and gravelled, with two gates providing drive-in, drive-out access
- Exposure to 50th Ave with pylon signage.
- Additional storage buildings are located on the property, including a heated storage room
- The property is located less than 3 minutes from large retailers such as Wal-Mart and Canadian Tire.

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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: $\pm 7,936$ SF
Mezzanine: ± 518 SF
Total: $\pm 8,454$ 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

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\$1,100,000

Sale Price



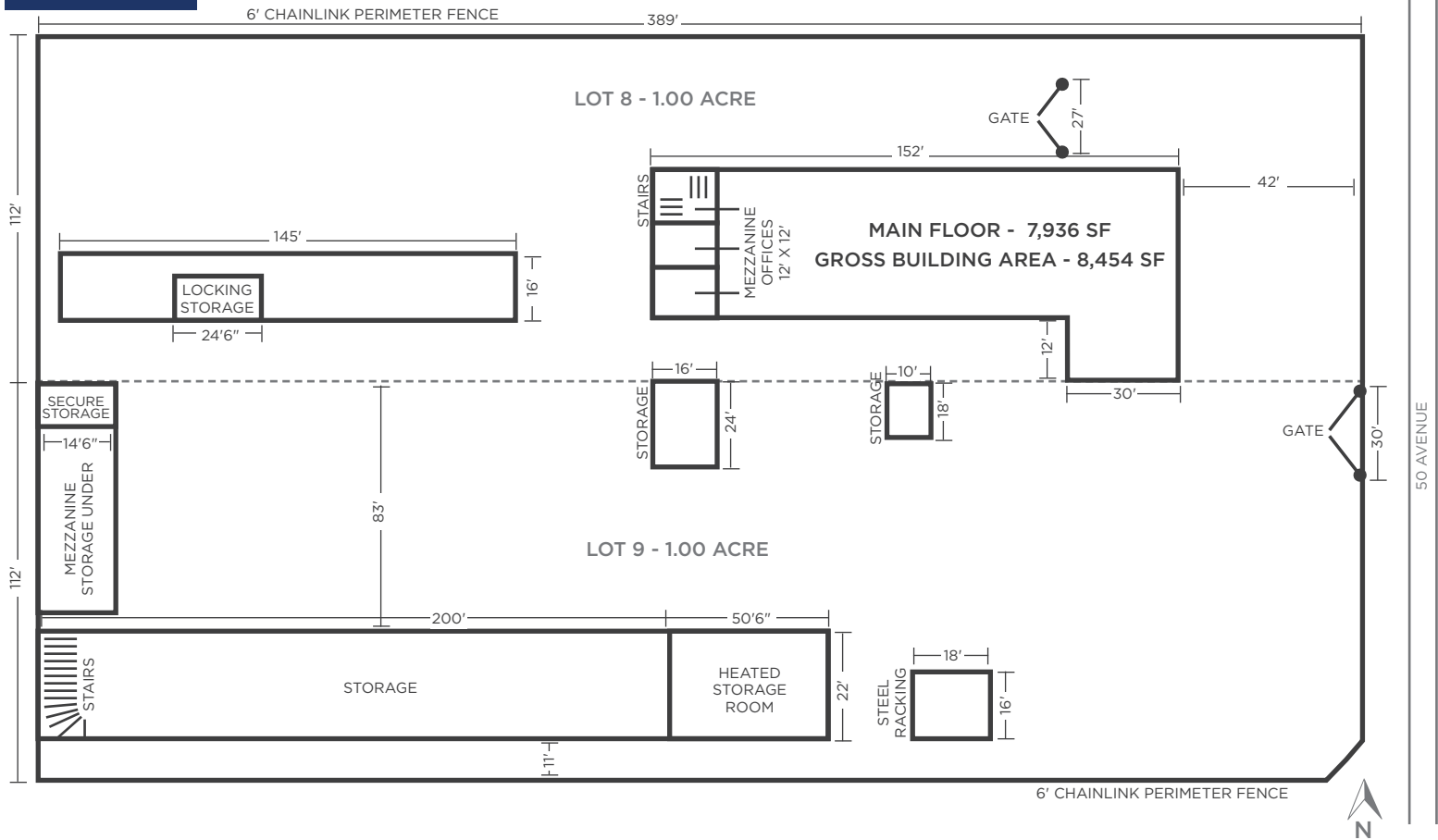
\$12,286.83

Property Taxes (2023 Actuals)

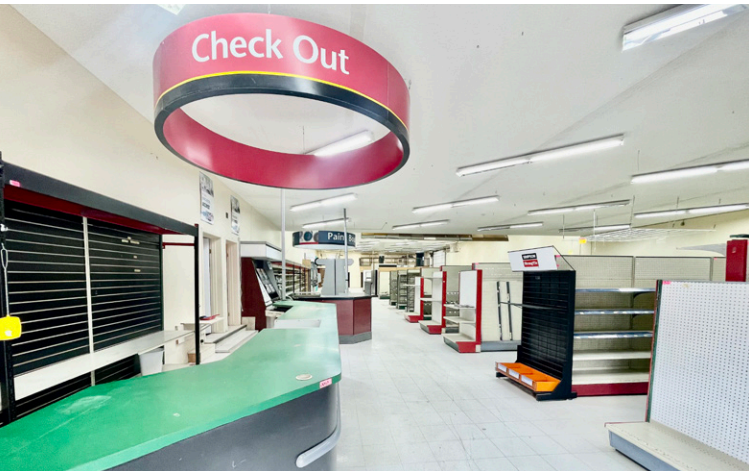


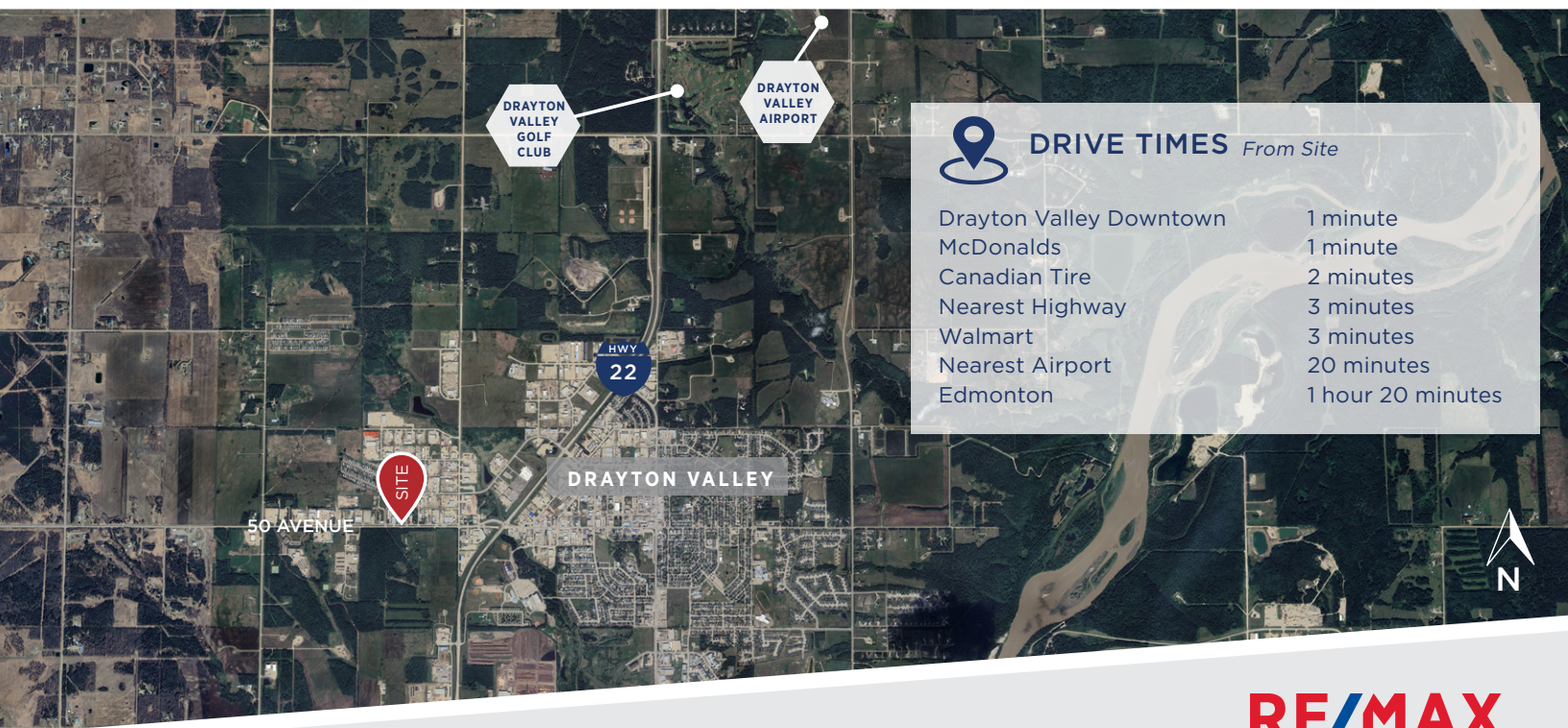
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SITE PLAN



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