

# \$465,000 - 5441 Industrial Road, Drayton Valley

MLS® #A2267274

**\$465,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.60 Acres

Drayton Valley, Drayton Valley, Alberta

This well-maintained 1956 commercial building offers 4,875 sq. ft. of versatile space, ideally located in the heart of Drayton Valley's Industrial area—just one block from Highway 22. The property features a 1,554 sq. ft. front office/retail area and a 3,318 sq. ft. shop/warehouse space, perfectly suited for a variety of business uses. The front office/retail section includes two 2-piece bathrooms, two spacious private offices, a welcoming reception and waiting area, and an enclosed receptionist space with access to a large filing/conference room. A connecting meeting room—accessible to customers—links the retail and shop areas, featuring a partially finished bathroom and a walk-through storage room. The shop area offers excellent functionality with two 10'™x14'™ bay doors, an 11'™x50'™ mezzanine that includes a staff area, a private office, and additional storage space. There is also a large storage room with an 8'™ loading door, providing added flexibility. Situated on a fully chain-link fenced 0.60-acre lot, this property provides ample and secure vehicle or equipment storage. The lot includes two gated entry points and a covered, open-sided parking shelter (18'™x56'™ plus 18'™x24'™). A prime opportunity for business owners seeking visibility, space, and versatility in a highly accessible industrial location.

Built in 1956



## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2267274   |
| Price      | \$465,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.60       |
| Year Built | 1956       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 5441 Industrial Road |
| Subdivision | Drayton Valley       |
| City        | Drayton Valley       |
| County      | Brazeau County       |
| Province    | Alberta              |
| Postal Code | T7A 0A5              |

## Exterior

|                 |            |
|-----------------|------------|
| Lot Description | Corner Lot |
|-----------------|------------|

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 25th, 2025 |
| Days on Market | 12                 |
| Zoning         | C-GEN              |

## Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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