

\$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
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Additional Information

Date Listed	October 25th, 2025
Days on Market	23
Zoning	C-GEN

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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