\$299,000 - 5137 51 Avenue, Drayton Valley

MLS® #E4369083

\$299.000

0 Bedroom, 0.00 Bathroom, Office on 0.00 Acres

Drayton Valley, Drayton Valley, AB

This property is in the downtown core with great exposure & lots of public parking to the west & street parking. Currently there are 4 tenants & room for more. Up front is a totally renovated space offering Catering with a Chef that also has ready meals to go. At the back there is professional framer & art gallery. Central area has a tattoo parlor and other items to purchase. Expenses run around \$18,000 annually which includes taxes, utilities, insurance maintenance & snow removal. The roof is torch on; the 2 furnaces are set up with air conditioning. Recently the furnaced were serviced professionally. There are 3 hot water tanks in the building. One is due to be replaced. There are 2 common area bathrooms. In 1990 the windows and framing were renovated. This year the exterior front and side wall has been painted. Gas meters were switched to one bill to save on costs & could be reversed.

Built in 1961

Essential Information

MLS® # E4369083 Price \$299,000

Bathrooms 0.00 Acres 0.00 Year Built 1961







Type Office Status Active

Community Information

Address 5137 51 Avenue
Area Drayton Valley
Subdivision Drayton Valley
City Drayton Valley

County ALBERTA

Province AB

Postal Code T7A 1J7

Exterior

Exterior Concrete, Wood Frame

Roof Torch On

Construction Concrete, Wood Frame

Additional Information

Date Listed January 4th, 2024

Days on Market 664

Zoning Zone 90

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Listing information last updated on October 29th, 2025 at 12:32am MDT