

# \$0 - 5516 Industrial Road, Drayton Valley

MLS® #E4444421

**\$0**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

None, Drayton Valley, AB

Now available for lease—this extensively renovated building offers 5,443 sq.ft on the main level, another 3,787 sq.ft on the second level, plus a fully developed 3,761 sq.ft. basement with additional offices, storage, and a walk-in fireproof vault. Interior updates include fresh paint, new flooring, lighting, desks, cabinets, conference tables, appliances, projector, and window coverings. A/C has been added, and the computer room has upgraded wiring. The building is equipped with fiber optic cable, 400-amp electrical service, 2 hot water boilers, and rooftop HVAC. The 22 offices throughout the building provide flexible use for a variety of business types. The fenced yard includes a 22x24 detached garage and 10x12 storage shed. Excellent visibility and access just off Highway 22 with plenty of staff and client parking. Move-in ready, fully outfitted, and professionally updated.

Built in 1980

## Essential Information

MLS® #	E4444421
Bathrooms	0.00
Acres	0.00
Year Built	1980
Type	Office



Status                      Active

**Community Information**

Address                    5516 Industrial Road  
Area                        Drayton Valley  
Subdivision               None  
City                        Drayton Valley  
County                    ALBERTA  
Province                  AB  
Postal Code               T7A 1R1

**Exterior**

Exterior                   Wood Frame  
Construction              Wood Frame

**Additional Information**

Date Listed                June 25th, 2025  
Days on Market          10  
Zoning                      Zone 90

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Listing information last updated on July 4th, 2025 at 9:47pm MDT