

# \$349,000 - 6120 50 Avenue, Drayton Valley

MLS® #E4407855

**\$349,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Here is a HUGE (969 square meters)  
commercial development lot in Drayton Valley.

This is one of three adjoining lots available as a commercial land assembly. Currently, this property has an oversized single detached garage plus a functional office building (approximately 1200 square feet) which is leased to great tenants. This property is being sold for land value only as part of a commercial land assembly package. This property is the high visibility corner lot siding 50th Avenue & 62 Street. Zoned as "C-Gen", or Commercial District, General offers a variety of redevelopment options, especially if paired with the 2 adjoining lots making a GIANT 4000+ square meter (just over 1 acre) corner lot. Ideally located for a commercial development being on 50th avenue, just off HWY 22, and a block away from Power Center BLVD. This property, especially when combined with the 2 adjoining lots, offers great exposure and huge potential for your commercial development.



## Essential Information

MLS® #	E4407855
Price	\$349,000
Bathrooms	0.00
Acres	0.00

Type	Land Commercial
Status	Active

### **Community Information**

Address	6120 50 Avenue
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 1J4

### **Additional Information**

Date Listed	September 25th, 2024
Days on Market	192
Zoning	Zone 90

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 5th, 2025 at 4:32pm MDT