

Courtesy Of Heather D Malin Of RE/MAX Vision Realty

\$350,000 - 5137 51 Avenue, Drayton Valley

MLS® #E4369083

\$350,000

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 of the building as well as street parking. Currently there are 4 tenants and room for more. There is a general assessment for 2022. Current rent is \$48,240.00 per year. The front end used to have a restaurant which would increase the rent substantially. Expenses run around \$18,000 annually which includes the insurance, taxes, utilities, maintenance & snow removal. The owner is currently paying these expenses. A party wall agreement is in process of being completed. The roof is torch on, the 2 furnaces are set up with air conditioning. Recently the furnaces 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. Gas meters were switched to one bill to save on costs & could be reversed. There are no leases or damage deposits with the tenants.

Built in 1961

Essential Information

MLS® #	E4369083
Price	\$350,000
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	475
Zoning	Zone 90

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Listing information last updated on April 23rd, 2025 at 6:17pm MDT