

Courtesy Of Heather D Malin Of RE/MAX Vision Realty

## \$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 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. 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	608
Zoning	Zone 90

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Listing information last updated on September 3rd, 2025 at 8:47pm MDT