

FOR SALE

6326 - 50 AVENUE | DRAYTON VALLEY, ALBERTA



HUGHES
COMMERCIAL
REALTY GROUP

LISTED AT
\$1,100,000



FORMER HOME HARDWARE BUILDING CENTRE WITH YARD

This ± 8,454 square foot retail/industrial building is situated on a 2-acre fully fenced and gravelled site, offering excellent functionality and accessibility. Two gated entrances provide convenient drive-in, drive-out access for larger vehicles or deliveries.

The property benefits from prominent exposure along 50th Avenue, complete with pylon signage for strong visibility. Several additional storage buildings are located on-site, including a heated storage room, adding to the versatility of the space.

Conveniently positioned less than three minutes from major retailers such as Wal-Mart and Canadian Tire, this location offers both accessibility and proximity to established commercial amenities.

Darin Luciw

Senior Associate

Investment Sales & Leasing

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Scott Hughes, MBA, AACI, CCIM, SIOR

Broker/Owner

Investment Sales & Leasing

P: 780 915 7895 E: scott@hcrgroup.ca

FOR SALE | FORMER HOME HARDWARE W/ YARD




Municipal	6326 – 50 Avenue, Drayton Valley, AB
Legal	Lot 8 and 9 Block 2 Plan 3893MC
Zoning	I-HVY Industrial, Heavy District
Site Area	Lot 8: 1 Acre Lot 9: 1 Acre Total: 2 Acres
Building Area	Main Floor: ± 7,936 SF Mezzanine: ± 518 SF Total: ± 8,454 SF
Grade Loading	(1) 12' X 12' Main Building (1) 12' X 12' Storage Room
Heating	Forced Air & HVAC
Yard	Fenced and Gravelled
Power	200amp 600volt *TBV
Construction	Metal Cladding, Wood Frame



\$1,100,000

Sale Price



\$12,286.83

Property Taxes (2023 Actuals)

hcrgroup.ca

SITE PLAN

6' CHAINLINK PERIMETER FENCE

389'

LOT 8 - 1.00 ACRE

152'

27'

GATE

42'

145'

16'

24'6"

LOCKING STORAGE

STAIRS

MEZZANINE OFFICES 12' X 12'

MAIN FLOOR - 7,936 SF

GROSS BUILDING AREA - 8,454 SF

12'

30'

16'

24'

STORAGE

10'

18'

STORAGE

83'

200'

50'6"

22'

HEATED STORAGE ROOM

STAIRS

STORAGE

11'

18'

16'

STEEL RACKING

30'

GATE

50 AVENUE

LOT 9 - 1.00 ACRE

6' CHAINLINK PERIMETER FENCE

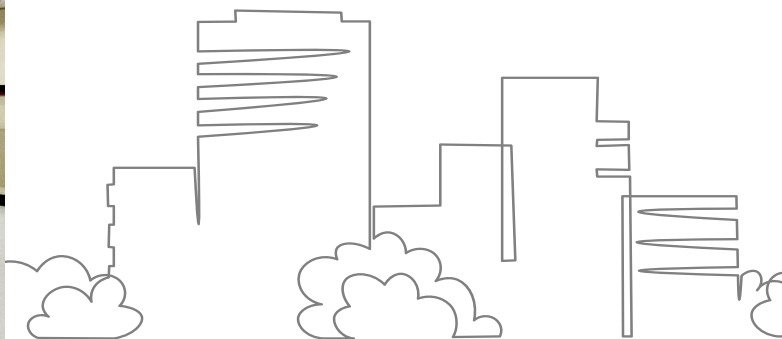
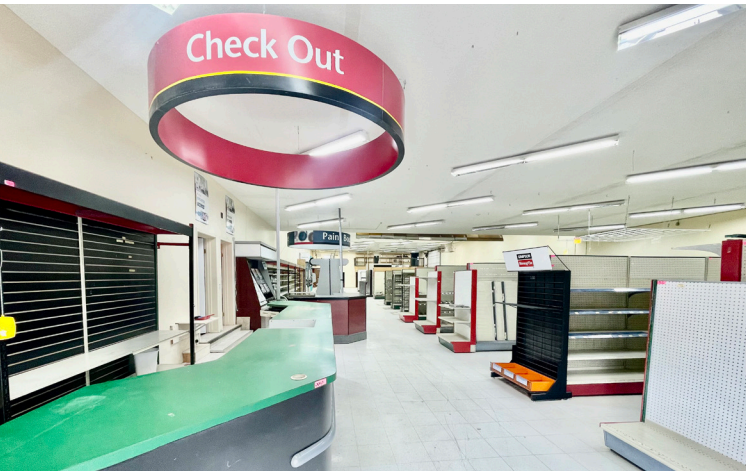
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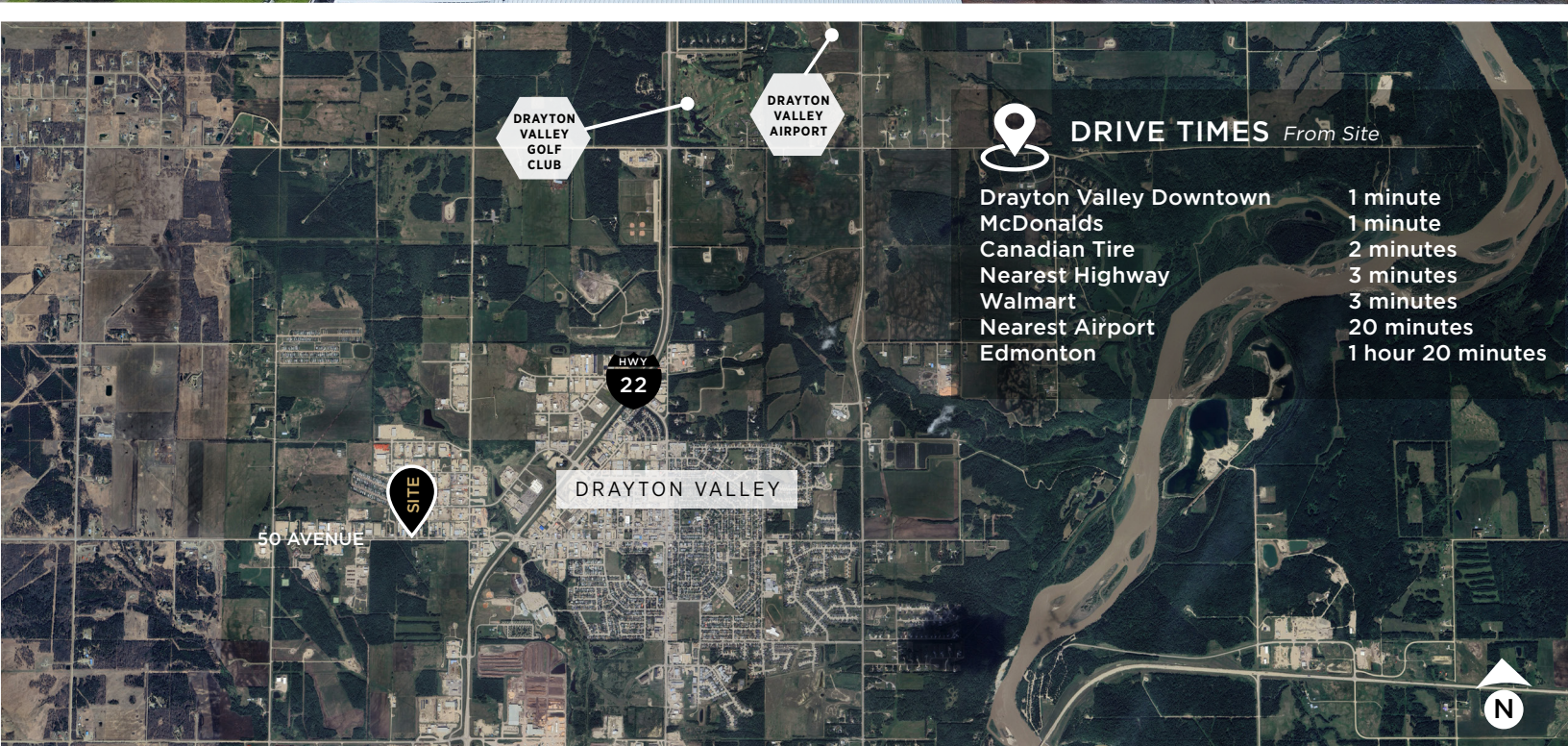
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