

# FOR SALE

6326 - 50 AVENUE | DRAYTON VALLEY, ALBERTA



HUGHES  
COMMERCIAL  
REALTY GROUP

LISTED AT  
~~\$1,100,000~~  
**\$900,000**



## FORMER HOME HARDWARE BUILDING CENTRE WITH YARD

This  $\pm$  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.

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# 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**

**- \$ -**

**\$900,000**

Sale Price



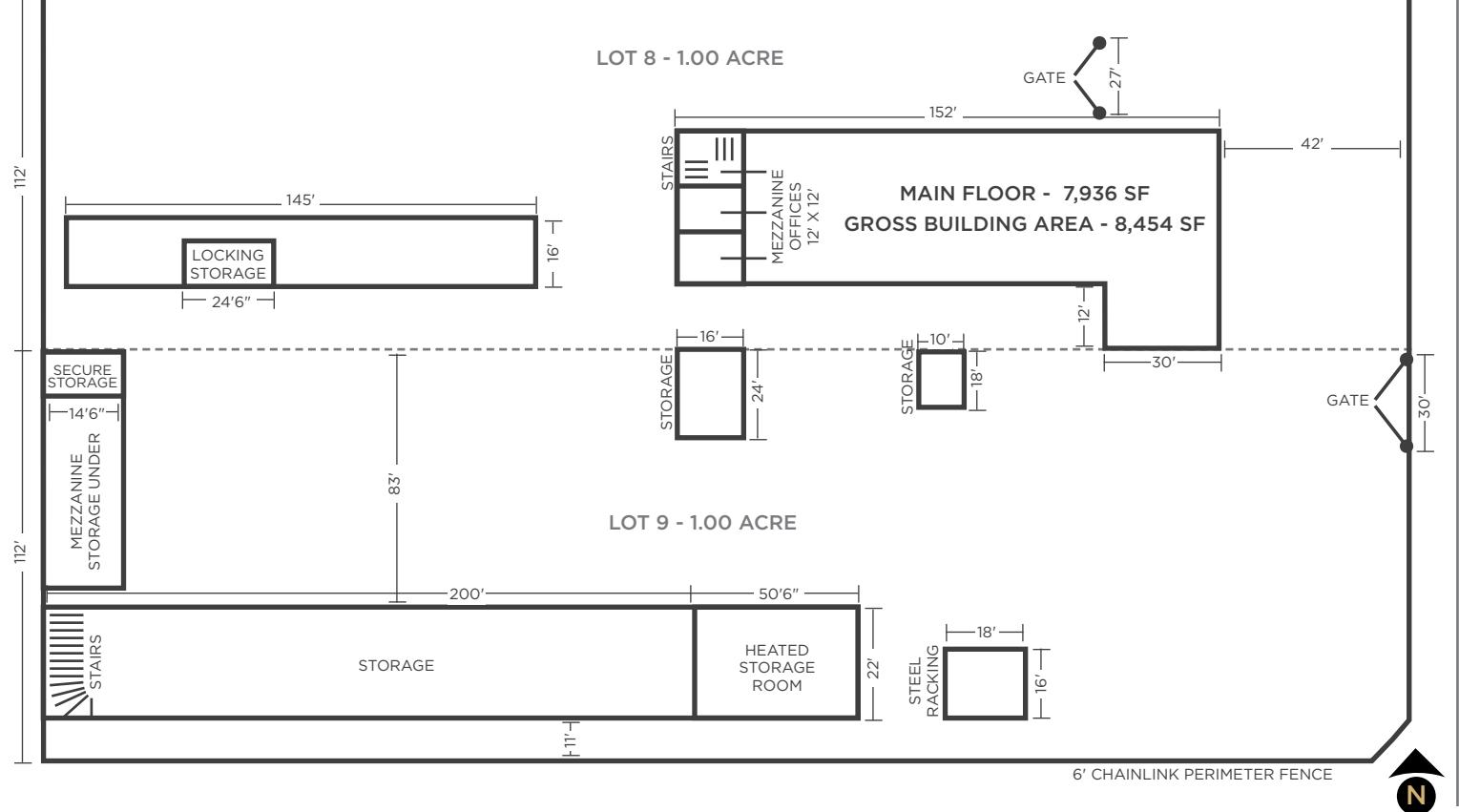
**\$12,745.88**

Property Taxes (2025 Actuals)

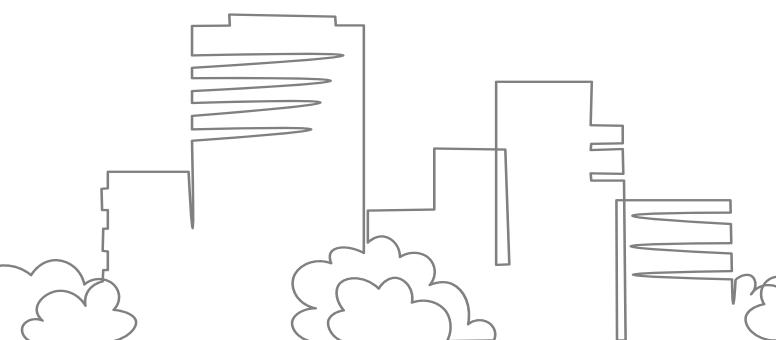
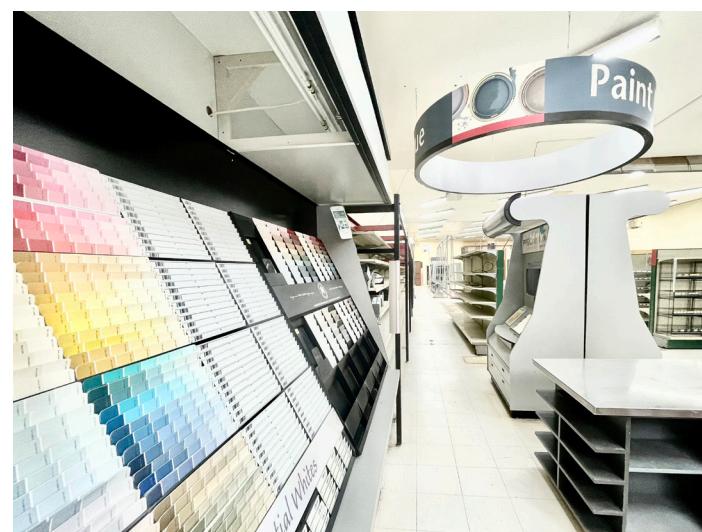


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## SITE PLAN



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