

FOR SALE

HCR | HUGHES
COMMERCIAL
REALTY GROUP

6326 - 50 AVENUE | DRAYTON VALLEY, ALBERTA

LISTED AT
\$900,000



INDUSTRIAL INVESTMENT | BUILDING & YARD ON 2 ACRES

- **Fully leased building and yard:** ± 8,454 SF building on 2 fenced and gravelled acres. TNT Playhouse Inc. leases the main building through April 2031, with a five-year renewal option. Global Well Servicing Ltd. leases the yard.
- **Rental income with scheduled increases:** Year 1 annual rent totals \$78,000. Building rent increases annually over the first three years, bringing total annual rent to \$102,000 in Year 3.
- **Exposure and convenient access:** Prominent 50 Avenue frontage with pylon signage and two gated entrances for drive-in, drive-out access. Walmart and Canadian Tire are approximately three minutes away.

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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
Tenancy	100% Leased, Two Tenants

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\$900,000

List Price

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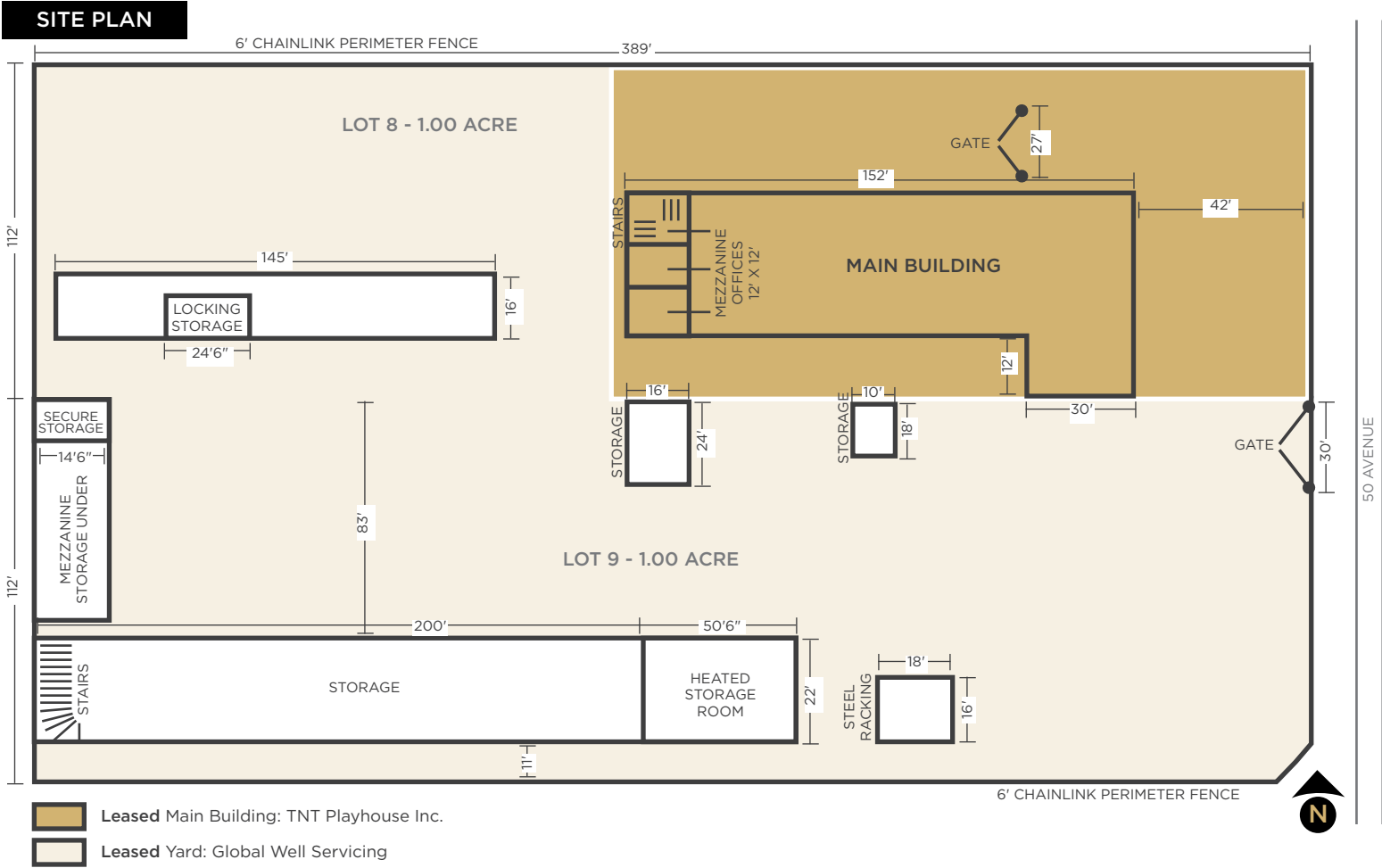
\$12,745.88

Property Taxes (2025 Actuals)

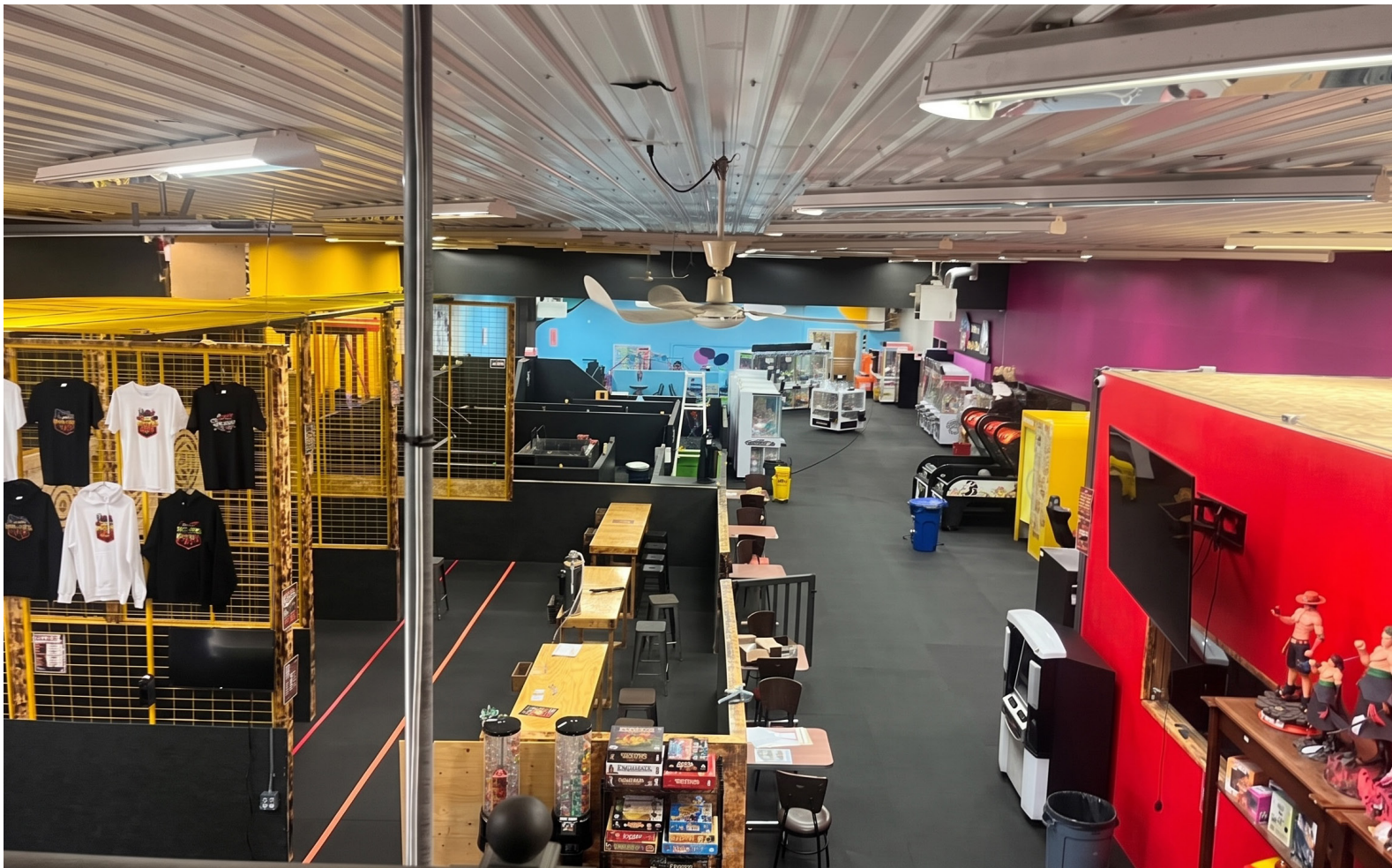
	BUILDING	YARD	TOTAL	CAP RATE
YEAR 1 MAY 26- APR 27	\$54,000	\$24,000	\$78,000	8.7%
YEAR 2 MAY 27- APR 28	\$66,000	\$24,000	\$90,000	10.0%
YEAR 3 MAY 28- APR 29	\$78,000	\$24,000	\$102,000	11.3%

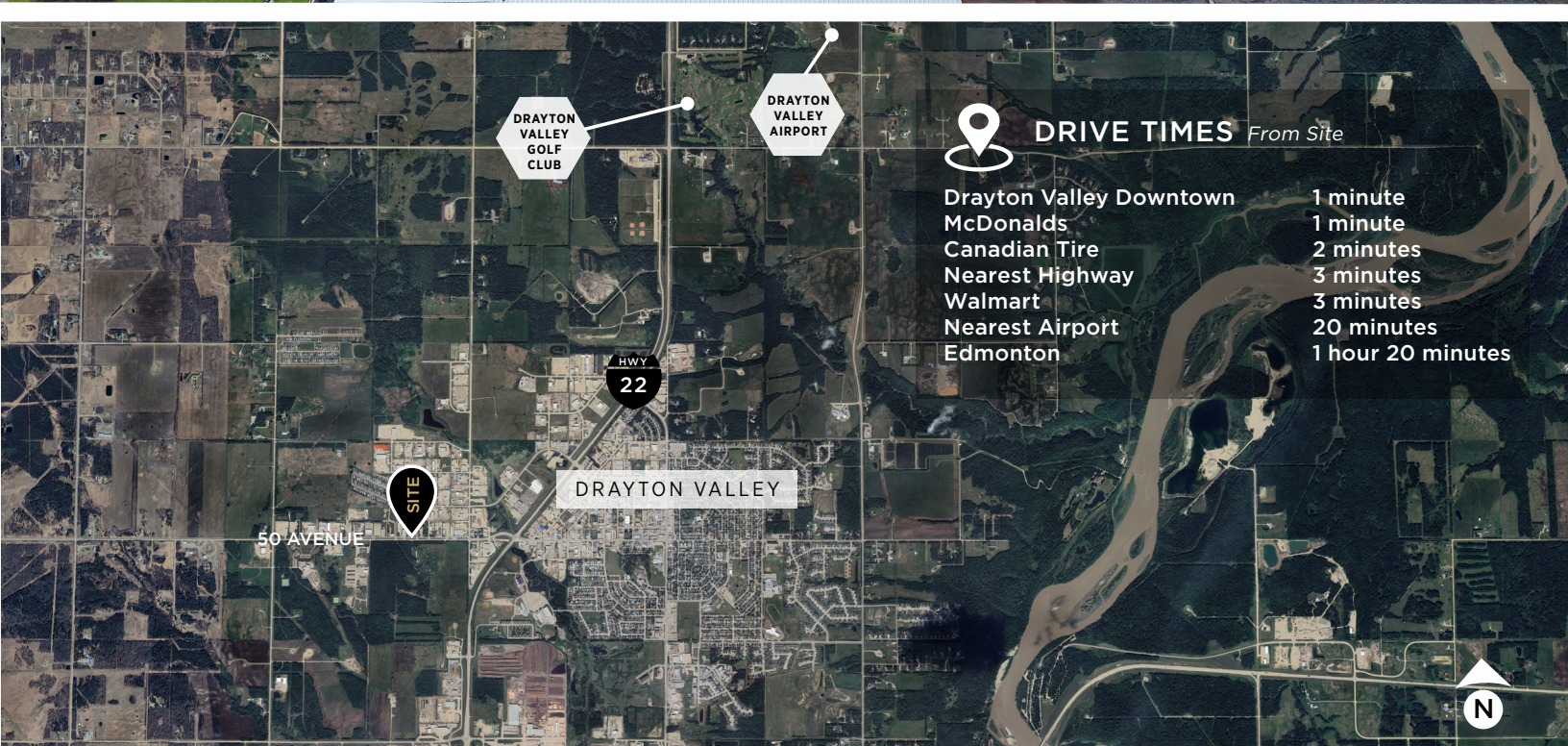
Note: Building rent steps from \$4,500 to \$6,500 per month over the first three years, with Years 4 and 5 subject to annual review at market. Yard rent \$2,000 per month. Net lease, tenants pay taxes, utilities, insurance and maintenance. Cap rates calculated on the \$900,000 list price.

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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Purchaser.

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