

\$0 - 5516 Industrial Road, Drayton Valley

MLS® #E4444421

\$0

0 Bedroom, 0.00 Bathroom,
Office on 0.00 Acres

None, Drayton Valley, AB

Now available for lease—this extensively renovated building offers 5,443 sq.ft on the main level, another 3,787 sq.ft on the second level, plus a fully developed 3,761 sq.ft. basement with additional offices, storage, and a walk-in fireproof vault. Interior updates include fresh paint, new flooring, lighting, desks, cabinets, conference tables, appliances, projector, and window coverings. A/C has been added, and the computer room has upgraded wiring. The building is equipped with fiber optic cable, 400-amp electrical service, 2 hot water boilers, and rooftop HVAC. The 22 offices throughout the building provide flexible use for a variety of business types. The fenced yard includes a 22x24 detached garage and 10x12 storage shed. Excellent visibility and access just off Highway 22 with plenty of staff and client parking. Move-in ready, fully outfitted, and professionally updated.

Built in 1980

Essential Information

MLS® #	E4444421
Lease Rate	\$12
Bathrooms	0.00
Acres	0.00
Year Built	1980



Type	Office
Status	Active

Community Information

Address	5516 Industrial Road
Area	Drayton Valley
Subdivision	None
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 1R1

Exterior

Exterior	Wood Frame
Construction	Wood Frame

Additional Information

Date Listed	June 25th, 2025
Days on Market	118
Zoning	Zone 90

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Listing information last updated on October 21st, 2025 at 4:47pm MDT