

# \$4,950,000 - 2248 50 Street, Drayton Valley

MLS® #A2114174

**\$4,950,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Drayton Valley, Drayton Valley, Alberta

Click brochure link for more details\*\* Exclusive opportunity to acquire a newly constructed retail centre with two additional commercial development pad sites located in Drayton Valley, Alberta. Horizon Travel Centre is a newly constructed retail centre anchored by Mr.

Mike's, Ace Liquor, and Lube City. The Property was constructed between 2015 - 2017. The Property is 100% occupied and has 10,886 square feet of net leasable area situated on 3.64 acres of land. There are two serviced and immediately developable pad sites that are 32,615 SF and 39,181 SF in size.

Located in Drayton Valley with prominent exposure to 50th Street, the Horizon Travel Centre benefits from strong traffic counts (5,800 vehicles per day in 2022) and excellent accessibility. Neighbouring properties include the Petro Canada fuel and convenience and the Best Western Plus All Suites which both help to draw traffic and customers to the Horizon Travel Centre. The two pad development sites allow an investor and developer to create future upside at the site. Excellent access and exposure to the main arterial road. Average daily traffic counts of 5,800 vehicles per day northbound on 50th street (2022). Benefits from the traffic draw of both the Petro Canada and the Best Western



Plus All Suites

Built in 2015

### Essential Information

MLS® #	A2114174
Price	\$4,950,000
Bathrooms	0.00
Acres	0.00
Year Built	2015
Type	Commercial
Sub-Type	Retail
Status	Active

### Community Information

Address	2248 50 Street
Subdivision	Drayton Valley
City	Drayton Valley
County	Brazeau County
Province	Alberta
Postal Code	T0E 1Z0

### Additional Information

Date Listed	March 12th, 2024
Days on Market	366
Zoning	C-GEN

### Listing Details

Listing Office	Honestdoor Inc.
----------------	-----------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.