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

MLS® #A2114174

### \$4,950,000

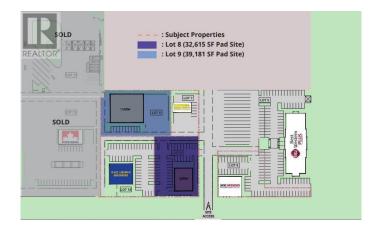
0 Bedroom, 0.00 Bathroom, 10,886 sqft Retail on 0.00 Acres

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 ofnet leasable area situated on 3.64 acres of land. There are two servicedand immediately developable pad sites that are 32,615 SF and 39,181 SFin size.Located in Drayton Valley with prominent exposure to 50th Street, the Horizon Travel Centre benefits from strong traffic counts (5,800 vehiclesper day in 2022) and excellent accessibility. Neighbouring properties include the Petro Canada fuel and convenience and the Best Western PlusAll Suites which both help to draw traffic and customers to the HorizonTravel Centre. The two pad development sites allow an investor anddeveloper 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 50thstreet (2022). Benefits from the traffic draw of both the Petro Canada and the Best WesternPlus All Suites (id:36535)







Built in 2015

#### **Essential Information**

Listing # A2114174

Price \$4,950,000

Bathrooms 0.00

Square Footage 10,886

Acres 0.00

Year Built 2015

Type Retail

## **Community Information**

Address 2248 50 Street

Subdivision Drayton Valley

City Drayton Valley

Province Alberta

Postal Code T0E1Z0

## **Listing Details**

Listing Office Courtesy Of Michelle Plach Of Honestdoor Inc.



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