# $350,000 - 5137 51 Avenue, Drayton Valley

MLS® #E4369083

## $350,000

0 Bedroom, 0.00 Bathroom,
Office on 0.00 Acres

Drayton Valley, Drayton Valley, AB

This property is in the downtown core with great exposure & lots of public parking to the west of the building as well as street parking. Currently there are 4 tenants and room for more. There is a general assessment for 2022. Current rent is $48,240.00 per year. The front end used to have a restaurant which would increase the rent substantially. Expenses run around $18,000 annually which includes the insurance, taxes, utilities, maintenance & snow removal. The owner is currently paying these expenses. A party wall agreement is in process of being completed. The roof is torch on, the 2 furnaces are set up with air conditioning. Recently the furnaced were serviced professionally. There are 3 hot water tanks in the building. One is due to be replaced. There are 2 common area bathrooms. In 1990 the windows and framing were renovated. Gas meters were switched to one bill to save on costs & could be reversed. There are no leases or damage deposits with the tenants.

Built in 1961

## Essential Information

| MLS® # | E4369083 |
|---|---|
| Price | $350,000 |
| Bathrooms | 0.00 |

| Acres | 0.00 |
|---|---|
| Year Built | 1961 |
| Type | Office |
| Status | Active |

## Community Information

| Address | 5137 51 Avenue |
|---|---|
| Area | Drayton Valley |
| Subdivision | Drayton Valley |
| City | Drayton Valley |
| County | ALBERTA |
| Province | AB |
| Postal Code | T7A 1J7 |

## Exterior

| Exterior | Concrete, Wood Frame |
|---|---|
| Roof | Torch On |
| Construction | Concrete, Wood Frame |

## Additional Information

| Date Listed | January 4th, 2024 |
|---|---|
| Days on Market | 480 |
| Zoning | Zone 90 |