



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**2248 50 Street  
Drayton Valley, Alberta**

**MLS # A2114174**



**\$5,500,000**

**Division:** Drayton Valley

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 10,886 sq.ft.

**Zoning:** C-GEN

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** call lister directly

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