

FOR SALE

**DRAYTON VALLEY
RESIDENTIAL/
COMMERCIAL
DEVELOPMENT
LAND**

2651 50th Street
Drayton Valley, AB

ASKING PRICE: \$3.6 MILLION (\$30,000/ACRE)

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PROPERTY HIGHLIGHTS

Approved Area Structure Plan - ASP has land uses for Low and High Density Residential on the East and North portions of the property and Commercial uses for the 50th Street abutting portion of the property.



521
POPULATION
Within 1 KM



\$151,091
AVG. INCOME
Within 1 KM



154
HOUSEHOLDS
Within 1 KM

8,243

POPULATION
Within 3 KM

\$125,336

AVG. INCOME
Within 3 KM

2,102

HOUSEHOLDS
Within 3 KM

8,673

POPULATION
Within 5 KM

\$124,480

AVG. INCOME
Within 5 KM

2,200

HOUSEHOLDS
Within 5 KM



PROPERTY DETAILS

Municipal Address	2651 50 Street, Drayton Valley, AB
Legal Description	NW¼/4/49/7/W5th containing 120 Acres (See Title For Complete Description)
Zoning	S-URB Special, Urban Reserve District
Property Taxes 2025	\$925.91
Property Tax Assessment 2024	\$74,960
Lot Area	120 Acres, More or Less
Asking Price	\$3.6 Million (\$30,000/Acre)



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