

\$2,900,000
LAND, BUILDINGS &
BUSINESS



AFN LTD.
(Excellence)

**EXCELLENT INVESTMENT
OPPORTUNITY**

ALL SEASON STORAGE

Drayton Valley, Alberta



Property Highlights

- Well established and well maintained local self storage business located in Drayton Valley
- 126 storage units plus 19 heated units, 175 R.V sites plus 10 covered RV. Sites
- Situated on approx 20 acres of land - 10 acres are undeveloped but cleared and located on the town's sewer and water
- Home with self-contained suite in the basement which is attached to the shop/office
- Business also has a U-Haul franchise which can be applied for



Property Fundamentals

Land Size: 20 Acres approx
10 Acres are undeveloped

Building Sizes:

Not Heated:

(6) 5' x 5' (26) 5' x 10' (2) 6' x 12' (3) 6' x 16'
(12) 10' x 10' (12) 10' x 12' (8) 10' x 15' (14) 12' x 16'
(4) 10' x 20' (6) 10' x 25' (1) 15' x 20' (1) 15' x 25'
(2) 15' x 28'

Heated:

(2) 4' x 12' (5) 5' x 12' (1) 6' x 12' (1) 8' x 10'
(5) 10' x 10' (1) 10' x 40' (3) 16' x 40'

(Quonset Front Half 1) 640 SF

Outside RV Sites: 175 Maximum

Covered RV Sites: 10 Maximum

Year Built: 1970

Zoned: DC

Revenue: \$185,554 (7 months 2009)
\$254,460 (2008)

Normalized Net Income: \$111,522 (7 months 2009)
\$129,055 (2008)

Equipment: Not included in purchase price but can be purchased separately

RPR: Available

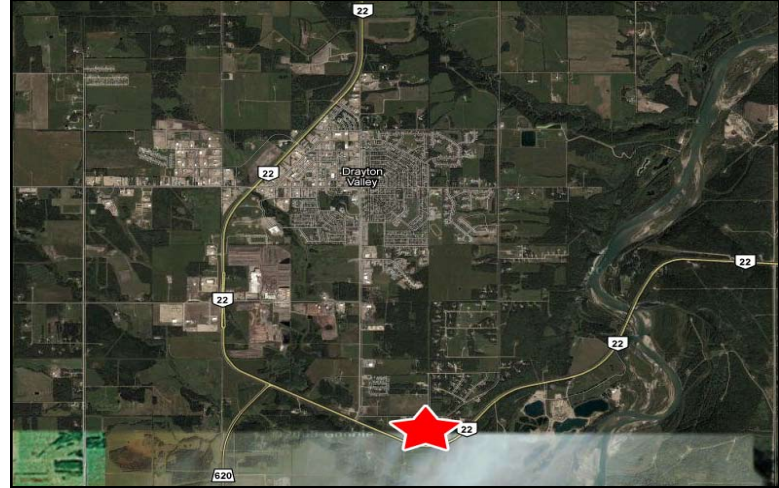
Financials: Detailed available

Price: \$2,900,000
Land, Buildings & Business

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract.

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Location Map



Location Information

Drayton Valley is a town in central Alberta, Canada. It is located 133 kilometres (83 mi) south-west of Edmonton. It is part of the Brazeau County, Alberta, is placed along the Cowboy Trail and is part of the oil region.

Prior to the 1953 oil boom, the community of Drayton Valley was sparsely-populated. The main economic activities were farming, trapping, and logging. Drayton Valley was incorporated as a village in 1956 and become officially a town in 1957. In 2006, Drayton Valley had a population of 6,893 living in 2,619 dwellings, a 13.2% increase from 2001. The town has a land area of 12.27 km² (4.7 sq mi) and a population density of 561.6 /km²

Drayton Valley's main attraction is the Omniplex, a community sports centre which specializes in ice hockey, ringette, and curling. The arena also supports soccer, baseball and rodeo.

The town also has a public swimming pool, a ski hill and the Drayton Valley Golf and Country Club. Drayton Valley is served by one weekly newspaper, the Drayton Valley Western Review [6] and one radio station, CIBW-FM. A new Christian radio station, CIDV-FM, is set to launch in 2009.

For more information about this listing, or other listings, please contact:

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