

\$527,000 - 801 S Railway Avenue, Drumheller

MLS® #A2189579

\$527,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.84 Acres

Downtown Drumheller, Drumheller, Alberta

Dimensions 80x60=4,800 sq ft. Three offices and large reception on the main floor, Two washrooms, 400 amp 3 phase power, 3 overhead heaters, 10 overhead industrial lights, In-floor sump. One large area and staff room on mezzanine. Air conditioned offices. LOT SIZE: 275.29 wide. Parcel Size: 0.840 acres. Zoning: ED (Employment District). There is a 2 year lease ending July 2027. Annual rent of \$62,400 including taxes and insurance equals approx 10.4% cap rate.

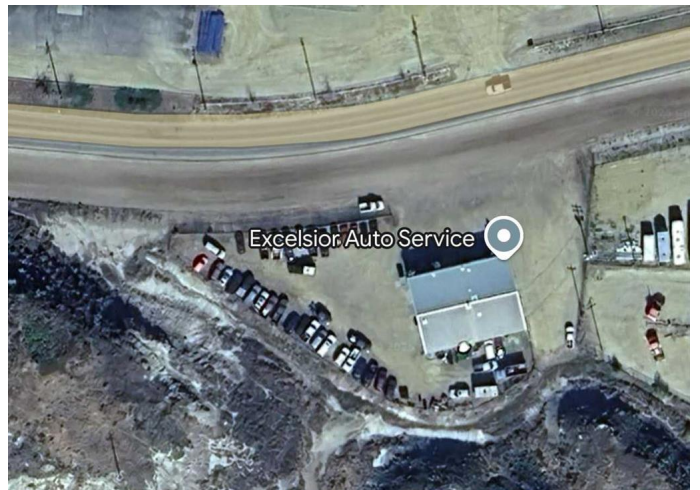
Built in 1000

Essential Information

MLS® #	A2189579
Price	\$527,000
Bathrooms	0.00
Acres	0.84
Year Built	1000
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	801 S Railway Avenue
Subdivision	Downtown Drumheller
City	Drumheller
County	Drumheller
Province	Alberta



Postal Code T0J 0Y6

Additional Information

Date Listed February 17th, 2025
Days on Market 208
Zoning ED

Listing Details

Listing Office Century 21 Masters

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.