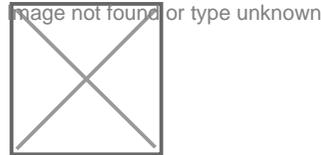


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

333 2 STREET E FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Drumheller, Alberta

Listing ID:
26717

MLS ID:
A2167980

\$950,000



 **CALLEY ERICKSON**
 (403) 701-1313

 Sotheby's International Realty Canada
 403-254-5315

 333 2 Street E, Drumheller, Alberta T0J 0Y4

Transaction Type For Sale	Days On Market 218	Zoning DT
Subdivision Downtown Drumheller	Building Type Walk-up	Year Built 1948
Structure Type Other	Property Type Commercial	Property Sub Type Multi Family
Legal Plan 2691BC	Building Area (Sq. Ft.) 3483.00	Building Area (Sq. M.) 323.58
Lot Size (Sq. Ft.) 7500	Lot Size (Acres) 0.17	Construction Type Mixed,Vinyl Siding,Wood Frame
Roof Asphalt Shingle	Cooling Central Air	Heating Forced Air
Inclusions All appliances	Restrictions None Known	Reports RPR,Title

Situated in the heart of Drumheller's revitalized historic downtown, this charming multi-family building blends character with modern updates, making it a prime investment opportunity. Spanning 5,225 square feet (total), the property includes five self-contained legal suites, ranging from one to three bedrooms, with some offering ensuite bathrooms for added convenience. Extensive renovations include upgraded electrical systems, windows, appliances, air conditioning units (5), furnaces, and a new roof, ensuring peace of mind for both owner and tenants. Each unit is thoughtfully designed with off-street parking, in-suite laundry, and secure storage, enhancing tenant convenience. With Drumheller's growing demand for long-term rentals, driven by local industries like agriculture and tourism, this property presents a stable and attractive investment. The town's affordable real estate market, especially compared to larger cities, adds to its appeal for investors looking to expand or establish a profitable rental portfolio. Don't miss the opportunity to invest in this thriving community with high potential for strong returns.

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