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## 208 RAILWAY AVENUE E FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Drumheller, Alberta



**Listing ID:**  
26743


**MLS ID:**  
A2168620

**\$340,000**



 **BOB SHEDDY**  
 (403) 324-2222

 Century 21 Masters  
 403-823-2121

 208 Railway Avenue E, Drumheller , Alberta T0J 0Y4

**Transaction Type**

For Sale

**Days On Market**

297

**Zoning**

ND

**Subdivision**

Downtown Drumheller

**Year Built**

1000

**Structure Type**

Retail

**Property Type**

Commercial

**Property Sub Type**

Retail

**Legal Plan**

2089BN

**Building Area (Sq. Ft.)**

2317.00

**Building Area (Sq. M.)**

215.25

**Lot Size (Sq. Ft.)**

15339

**Lot Size (Acres)**

0.35

**Inclusions**

None

**Restrictions**

None Known

**Reports**

Other Documents

Investment property for Sale. Pawn Store Tenant pays Rent \$2200 per month NNN This means that they pay the power Direct Billed + gas Direct Billed + water Direct Billed + Taxes \$5246 / 12 =\$437.17 per month +insurance. Est. \$2000 / 12 =\$166.67 +snow removal, garbage and landscaping. \$26,400 of net income = 7.7% cap rate NNN. 13+ parking stalls in the front & 5 in the rear. LOT SIZE 15339.0 SQ FT. Zoning ND (Neighbourhood District).

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