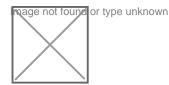


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

67-71 BRIDGE STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationDrumheller, Alberta

Listing ID: 28627

MLS ID: A2164373

\$660,000



A PHIL YAN

2 (403) 460-3888

■ Grand Realty

403-460-3888

67-71 Bridge Street , Drumheller , Alberta T0J 0Y0

Transaction Type

For Sale

Days On Market

474

Zoning

CB

Subdivision

Downtown Drumheller

Nearest Town

Canmore

Building Type Commercial Mix

Year Built

1960

Structure Type

Property Type Commercial

Property Sub Type

Mixed Use

Legal Plan

Mixed Use

4317CQ

Building Area (Sq. Ft.)

11880.00

Building Area (Sq. M.)

1103.68

Construction Type

Concrete

Roof Flat

N/A

Foundation

Restrictions

Heating **Poured Concrete**

Forced Air, Natural Gas

Inclusions

Reports

Call Lister None

Exceptional commercial property, located in the heart of Drumheller, offers a lucrative investment opportunity. A generous 11,880 sgft of commercial space, providing ample room for various business ventures. Independent parking lot with 18 designated spaces, ensuring convenience for both clients and employees. Currently generating an annual rental income of \$36,000, a testament to its value as a sound investment .Property tax and equipment & facility maintenance are the responsibility of the tenant. Strategically situated for optimal visibility and accessibility, attracting foot traffic and potential customers Commercial Zoning providing flexibility for different business types. 1.5 hours drive to Calgary

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