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## 67-71 BRIDGE STREET FOR SALE



Commercial Real Estate > Commercial Property for Sale


**Location**  
Drumheller, Alberta



**Listing ID:**  
28627


**MLS ID:**  
A2164373

**\$660,000**



 **PHIL YAN**  
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 Grand Realty  
 403-460-3888

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

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 580	<b>Zoning</b> CB
<b>Subdivision</b> Downtown Drumheller	<b>Nearest Town</b> Canmore	<b>Building Type</b> Commercial Mix
<b>Year Built</b> 1960	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 4317CQ	<b>Building Area (Sq. Ft.)</b> 11880.00
<b>Building Area (Sq. M.)</b> 1103.68	<b>Construction Type</b> Concrete	<b>Roof</b> Flat
<b>Foundation</b> Poured Concrete	<b>Heating</b> Forced Air,Natural Gas	<b>Inclusions</b> N/A
<b>Restrictions</b> Call Lister	<b>Reports</b> None	

Exceptional commercial property, located in the heart of Drumheller, offers a lucrative investment opportunity. A generous 11,880 sqft 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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