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

Transaction Type For Sale	Days On Market 641	Zoning CB
Subdivision Downtown Drumheller	Nearest Town Canmore	Building Type Commercial Mix
Year Built 1960	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 4317CQ	Building Area (Sq. Ft.) 11880.00
Building Area (Sq. M.) 1103.68	Construction Type Concrete	Roof Flat
Foundation Poured Concrete	Heating Forced Air,Natural Gas	Inclusions N/A
Restrictions Call Lister	Reports 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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