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.

801 S RAILWAY AVENUE FOR SALE

Image not found or type unknown

Commercial Real Estate > Commercial Property for Sale

| **Location**	**Listing ID:**	**MLS ID:**	
Drumheller, Alberta	29423	A2189579	**$527,000**

👤 **BOB SHEDDY**
📞 (403) 324-2222

🏢 Century 21 Masters
📞 403-823-2121

📍 801 S Railway Avenue , Drumheller , Alberta   T0J 0Y6

Transaction Type	**Days On Market**	**Zoning**
For Sale	133	ED
Subdivision	**Year Built**	**Structure Type**
Downtown Drumheller	1000	Industrial
Property Type	**Property Sub Type**	**Legal Plan**
Commercial	Industrial	8310201
Building Area (Sq. Ft.)	**Building Area (Sq. M.)**	**Lot Size (Sq. Ft.)**
4800.00	445.93	36590
Lot Size (Acres)	**Inclusions**	**Restrictions**
0.84	None	None Known

Reports
Other Documents

Dimensions 80x60=4,800 sq ft. Three offices and large reception on the main floor, Two washrooms, 400 amp 3 phase power, 3 overhead heaters, 10 overhead industrial lights, In-floor sump. One large area and staff room on mezzanine. Air conditioned offices. LOT SIZE: 275.29 wide. Parcel Size: 0.840 acres. Zoning: ED (Employment District). There is a 2 year lease ending July 2027. Annual rent of $62,400 including taxes and insurance equals approx 10.4% cap rate.