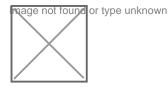


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 801 S RAILWAY AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Drumheller, Alberta

Listing ID: 29423

MLS ID: A2189579

\$527,000



△ BOB SHEDDY

**2** (403) 324-2222

■ Century 21 Masters

**403-823-2121** 

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801 S Railway Avenue, Drumheller, Alberta T0J 0Y6

**Transaction Type** 

For Sale

Subdivision

Downtown Drumheller

Property Type

Commercial

Building Area (Sq. Ft.)

4800.00

Lot Size (Acres)

0.84

Reports

Other Documents

**Days On Market** 

133

Year Built

1000

**Property Sub Type** 

Industrial

Building Area (Sq. M.)

445.93

Inclusions None Zoning

ED

**Structure Type** 

Industrial

Legal Plan

8310201

Lot Size (Sq. Ft.)

36590

Restrictions

None Known

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.

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