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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**
 (403) 324-2222

 Century 21 Masters
 403-823-2121

 801 S Railway Avenue , Drumheller , Alberta T0J 0Y6

Transaction Type

For Sale

Days On Market

133

Zoning

ED

Subdivision

Downtown Drumheller

Year Built

1000

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

8310201

Building Area (Sq. Ft.)

4800.00

Building Area (Sq. M.)

445.93

Lot Size (Sq. Ft.)

36590

Lot Size (Acres)

0.84

Inclusions

None

Restrictions

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.

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