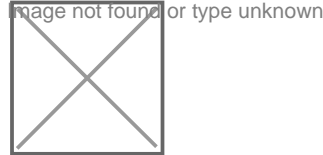


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 1121D & 1131C SOUTH RAILWAY AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Drumheller, Alberta



**Listing ID:**  
29723

**MLS ID:**  
A2196429

**\$1,200**



 **BOB SHEDDY**  
 (403) 324-2222

 Century 21 Masters  
 403-823-2121

 1121D & 1131C South Railway Avenue , Drumheller , Alberta T0J 0Y0

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 110	<b>Lease Amount</b> 1200.00
<b>Lease Frequency</b> Monthly	<b>Zoning</b> ED	<b>Subdivision</b> Downtown Drumheller
<b>Year Built</b> 1000	<b>Structure Type</b> Warehouse	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 1510175	<b>Building Area (Sq. Ft.)</b> 1650.00
<b>Building Area (Sq. M.)</b> 153.29	<b>Lot Size (Sq. Ft.)</b> 33541	<b>Lot Size (Acres)</b> 0.77
<b>Inclusions</b> None	<b>Restrictions</b> None Known	<b>Reports</b> Other Documents

Two Adjacent Units for lease - approx 1650 SQ FT each bay or rent both bays 3300 sq ft. Rent per unit is \$1200, both units for \$2400, plus utilities (power gas water, and GST) Tax is \$828 (2024) per unit. The lease rate will escalate over the term. One overhead door x 2 mandooors (North side and South Side). Zoning: ED (EMPLOYMENT DISTRICT) Please refer to Drumheller's Land Use Bylaws for more details.

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