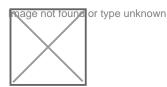


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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

Commercial Real Estate > Commercial Property for Lease



**Location**Drumheller, Alberta

Listing ID: 29724

**MLS ID:** A2196430

\$2,400



△ BOB SHEDDY

(403) 324-2222

■ Century 21 Masters

**403-823-2121** 

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

Transaction Type Days On Market Lease Amount

For Lease 256 2400.00

Lease Frequency Zoning Subdivision

Monthly ED Downtown Drumheller

Year BuiltStructure TypeProperty Type1000WarehouseCommercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

Industrial 1510175 3300.00

Building Area (Sq. M.) Lot Size (Sq. Ft.) Lot Size (Acres)

306.58 33541 0.77

Inclusions Restrictions Reports

None None Known 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 mandoors (North side and South Side). Zoning: ED (EMPLOYMENT DISTRICT) Please refer to Drumheller's Land Use Bylaws for more details.

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