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## 32 2 AVENUE S FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Drumheller, Alberta



**Listing ID:**  
30544


**MLS ID:**  
A2219581

**\$199,900**



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

 Century 21 Masters  
 403-823-2121

 32 2 Avenue S, Drumheller , Alberta T0J 2V0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 70
<b>Zoning</b> NCD	<b>Subdivision</b> Rosedale	<b>Nearest Town</b> Drumheller
<b>Year Built</b> 1998	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 4676CH	<b>Building Area (Sq. Ft.)</b> 2000.00
<b>Building Area (Sq. M.)</b> 185.80	<b>Lot Size (Sq. Ft.)</b> 14811	<b>Lot Size (Acres)</b> 0.34
<b>Parking</b> 10	<b>Heating</b> See Remarks	<b>Lot Features</b> Level,Near Shopping Center,See Remarks,Street Lighting,Views
<b>Inclusions</b> None	<b>Restrictions</b> None Known	<b>Reports</b> Other Documents

Rosedale Grocery Store with small restaurant, diner and kitchen for sale. This listing includes the Building only. Business chattels & Inventory can be sold at Cost. The business is not for sale and financials cannot be provided. Roof: Redone in 2010. Two Titles PLAN: 4676CH BL:4 LT: 34-36 (32-33 where the trailer was) Tax (2024): \$3,012.19 (\$251.02 per month) Parcel Size: 8993 sq. ft. (& 5996 sq. ft.) 40x 50 = 2000 sq ft Zoning: NCD.

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