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500, 650 SOUTH RAILWAY AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Drumheller, Alberta



Listing ID:
31115


MLS ID:
A2234301

\$2,500,000



 **ALLISON BAIRD**

 HEARTLAND REAL ESTATE
 403-334-9000

 500, 650 South Railway Avenue , Drumheller , Alberta T0J0Y6

Transaction Type

For Sale

Days On Market

63

Zoning

C4

Subdivision

NONE

Year Built

2018

Structure Type

Retail

Property Type

Commercial

Property Sub Type

Retail

Legal Plan

1812180

Building Area (Sq. Ft.)

8329.00

Building Area (Sq. M.)

773.78

Inclusions

Commercial Building Systems

Restrictions

None Known

Reports

Aerial Photos, Information Package

We are pleased to present the opportunity for an investor to acquire a Commercial Retail Building located at 500, 650 South Railway Avenue in Drumheller, Alberta. Offered at an attractive 6.00% CAP rate. The offering consists of one freestanding building that is operating as a Mark's Work Wearhouse. The tenant is operating on a long-term, carefree NNN lease providing a stable cash-flow investment. Commercial Retail Building located in a busy shopping area with other national businesses such as Canadian Tire, A&W, ATB, Boston Pizza, McDonalds, Edo Japan, and Quesada. Drumheller is nestled in the heart of Alberta's Canadian Badlands, about 110km northeast of Calgary. It's famously known as the Dinosaur Capital of the World - and it wears that title proudly, supporting a trade area of approximately 40,000 residents. The local economy features diverse industries including oilfield and agribusiness, enhanced by the surrounding hoodoos, canyons, and fossil-rich terrain that drive tourism and reinforce the area's retail sector. PLEASE RESPECT TENANTS PRIVACY

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