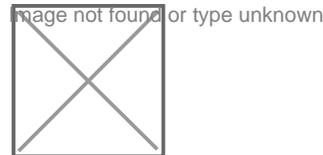


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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 297	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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