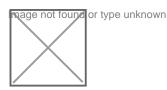


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

BAY 2, 560 PREMIER ROAD FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location

Drumheller, Alberta

Listing ID: 31576

MLS ID: A2244008

\$11



[△] BOB SHEDDY

(403) 324-2222

□ Century 21 Masters

403-823-2121

rM1

Bay 2, 560 Premier Road , Drumheller , Alberta T0J 0Y6

Transaction Type

For Lease

Days On Market

124

Lease Amount

11.00

Lease Frequency

Annually

Subdivision

Hygrade Industrial

Year Built 2006

Structure Type

Warehouse

Property Type Commercial **Property Sub Type**

Industrial

Building Area (Sq. Ft.)

1300.00

Building Area (Sq. M.)

120.77

Inclusions

None

Restrictions
None Known

Reports

Other Documents

FOR LEASE: Only 1 bay left BAY 2 - 1300 sq ft (or 2600 sq ft available Spring 2025). Outfitted with all of the `extras`. This bay has electric overhead doors, office area, nice washroom, vinyl tile flooring, blinds, Forced Air Heating and Air Conditioning in the Offices, plus Radiant Heating in the Shop Area. There are hookups for Washing Machine and Dryer, Pressure Washer, High Speed Internet, etc. Located across from Adam's Saw and Sales in the Hygrade Land Size: Shared use of approx 1 acres. Sizes: Approx. 1300+/-sq. ft. Lease Term: 5 year Lease Price: \$11 per sq. ft. NNN Utilities: each bay individually metered ***** Bay Doors: 14 ft wide x 18 ft high *****Land Size: 1 - 3 acres (288.97 x 133.67) ***** Zoning: ED ***** Rent 1300 x \$11 per sq ft ***** Property Taxes (2024): \$197.40 per month *****Property Insurance \$64.56 ***** Average Gas \$135.56 *****Average Power \$222.55 ***** Average Water \$15.00 (proportionate share).

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