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## 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

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

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Lease Amount</b>
For Lease	124	11.00
<b>Lease Frequency</b>	<b>Subdivision</b>	<b>Year Built</b>
Annually	Hygrade Industrial	2006
<b>Structure Type</b>	<b>Property Type</b>	<b>Property Sub Type</b>
Warehouse	Commercial	Industrial
<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>	<b>Inclusions</b>
1300.00	120.77	None
<b>Restrictions</b>	<b>Reports</b>	
None Known	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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