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## **601 7 STREET E FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location**Drumheller, Alberta

Listing ID: 31664

MLS ID: A2247539

\$575,000



△ JOSEPH BELLAND

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601 7 Street E, Drumheller , Alberta T0J0Y5

**Transaction Type** 

For Sale

Subdivision

Riverview Park

Structure Type

Low Rise (2-4 stories)

Legal Plan

1734JK

Lot Size (Sq. Ft.)

18857

Roof

Flat Torch Membrane

Heating

Forced Air, Natural Gas

**Access to Property** 

Back Alley Access, Front and Rear Drive access, Paved Road, See Remarks

Reports

Information Package, Utility/Service Line Plans

**Days On Market** 

103

**Building Type**Office Building

Property Type Commercial

Building Area (Sq. Ft.)

9000.00

Lot Size (Acres)

0.43

Poured Concrete

Lot Features

**Foundation** 

Back Lane, Corner Lot, Low Maintenance

Landscape, See Remarks

Inclusions

Exterior storage shed, power chair lift system

Zoning

ND

Year Built

1962

**Property Sub Type** 

Mixed Use

Building Area (Sq. M.)

836.12

**Construction Type** 

Brick, Concrete, Mixed, Wood Frame

Cooling

Central Air

**Commercial Amenities** 

Outside Storage, See Remarks

Restrictions

None Known

Fantastic opportunity to acquire a rare commercial property with roughly 9,000 square feet of space over three floors in a one-of-a-kind Drumheller location. Occupying a corner lot in one of the town's most popular riverside residential areas, the property is two blocks from primary traffic routes, a short distance from the downtown district, and immediately across the street from Drumheller's two senior's lodges. The location creates unparalleled direct access to the residential community and adjacent seniors population - ideal for medical or service related businesses. This is evidenced by the current long-term main floor tenant, an Alberta Government family and community services centre. The tenanted area of the building has been renovated, however the seller delayed renovating the other floors to explore the opportunities that the large 18,600 sq.ft (0.43 acre) lot provides for building expansion or possible conversion to residential use. In addition to the commercial and expansion possibilities, Drumheller's acute residential shortage makes this location also ideal for rental apartments or condominium conversion - providing a myriad of options for a savvy investor. Preliminary discussions with the town planning office has shown that there is ample underground capacity for both expansion or conversion, and the town expressed support for discussing both expansion and conversion options. The building itself has been well maintained, and is a walk-up with chair-lift access between floors which helps keep general operational costs down vs. an elevator. With windows replaced 10 years ago, efficient forced air heating systems, upgraded electrical with 400amp service, ample parking, and a host of current and future usage options, this is a remarkable investment you don't want to miss!

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