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333 2 STREET E FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationDrumheller, Alberta

Listing ID: 32462

MLS ID: A2263230

\$899,900



[△] CALLEY ERICKSON

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■ Sotheby's International Realty Canada

403-254-5315

333 2 Street E, Drumheller , Alberta T0J 0Y4

Transaction Type

For Sale

Days On Market

DT

1940

Zoning

Year Built

21

Subdivision

Downtown Drumheller

Building Type

Walk-up

Structure Type

Other

Property Type Commercial

Property Sub Type

Multi Family

Legal Plan

2691BC

Building Area (Sq. Ft.)

7228.00

Building Area (Sq. M.)

671.50

Lot Size (Sq. Ft.)

7500

Lot Size (Acres)

0.17

Construction Type

Mixed, Vinyl Siding, Wood Frame

Roof Cooling Asphalt Shingle Central Air Heating Forced Air

Inclusions

Dishwasher (5), Washer (5), Dryer (5),

Refrigerator (5), Stove (5), Air

Conditioner (5)

Restrictions

None Known

Reports

Aerial Photos, Investment Analysis, Title

Situated in the heart of Drumheller's revitalized historic downtown, this charming multi-family building blends character with modern updates, making it a prime investment opportunity. Spanning 5,225 square feet (total), the property includes five self-contained legal suites, ranging from one to three bedrooms, with some offering ensuite bathrooms for added convenience. Extensive renovations include upgraded electrical systems, windows, appliances, air conditioning units (5), furnaces, and a new roof, ensuring peace of mind for both owner and tenants. Each unit is thoughtfully designed with off-street parking, in-suite laundry, and secure storage, enhancing tenant convenience. With Drumheller's growing demand for long-term rentals, driven by local industries like agriculture and tourism, this property presents a stable and attractive investment. The town's affordable real estate market, especially compared to larger cities, adds to its appeal for investors looking to expand or establish a profitable rental portfolio. Don't miss the opportunity to invest in this thriving community with high potential for strong returns.

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