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95 3 AVENUE E FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Drumheller, Alberta

Listing ID:
32506

MLS ID:
A2264287

\$11



 **BOB SHEDDY**
 (403) 324-2222

 Century 21 Masters
 403-823-2121

 95 3 Avenue E, Drumheller , Alberta T0J 0Y0

Transaction Type	Days On Market	Lease Amount
For Lease	106	11.00
Lease Frequency	Zoning	Subdivision
Annually	DT	Downtown Drumheller
Building Type	Year Built	Structure Type
Free-Standing,Retail,Warehouse	1970	Mixed Use
Property Type	Property Sub Type	Legal Plan
Commercial	Retail	3099AD
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Lot Size (Sq. Ft.)
3098.00	287.81	21840
Lot Size (Acres)	Inclusions	Restrictions
0.50	None	None Known

Reports

Other Documents

Downtown Drumheller commercial building for lease offering three bays for rent. One is currently leased. DT zoning ideal for a variety of business needs. Building has been Recently updated with a new roof, new front door & windows and each bay has a new rooftop HVAC unit (heating, ventilation and air conditioning), the building ensures energy efficiency and a comfortable environment for tenants. There are common washrooms in the building for tenants to use. The remaining Spaces available are 1150 Sq ft and 1948 sq ft. The basic rent is \$11 / sq ft (escalating on long term lease) + power and the additional NNN rent is \$7 / sq ft (common power, common gas, water, Taxes, insurance & common area costs). The two bays can be combined to make 3,098 sq ft. 3rd Ave is a Prime location for high visibility and accessibility, suited for retail, office, salon, restaurant or other commercial uses. See Drumheller land use bylaws for full list of permitted uses. Building will be fully renovated and ready for occupancy in approx March 2026 (or sooner if required). Base building includes drywall and paint, LED lighting, polished concrete floor, sprinkler heads, and more.

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