

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.

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 For Lease	Days On Market 169	Lease Amount 11.00
Lease Frequency Annually	Zoning DT	Subdivision Downtown Drumheller
Building Type Free-Standing,Retail,Warehouse	Year Built 1970	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Retail	Legal Plan 3099AD
Building Area (Sq. Ft.) 3098.00	Building Area (Sq. M.) 287.81	Lot Size (Sq. Ft.) 21840
Lot Size (Acres) 0.50	Inclusions None	Restrictions 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.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.