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95 3 AVENUE E FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationDrumheller, 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

Lease Frequency

Annually

Building Type

Free-Standing, Retail, Warehouse

Property Type Commercial

Building Area (Sq. Ft.)

3098.00

Lot Size (Acres)

0.50

Reports

Other Documents

Days On Market

45

Zoning

DT

Year Built 1970

Property Sub Type Retail

Building Area (Sq. M.)

287.81

Inclusions None Lease Amount

11.00

Subdivision

Downtown Drumheller

Structure Type

Mixed Use

Legal Plan 3099AD

Lot Size (Sq. Ft.)

21840

Restrictions

None Known

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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