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208 RAILWAY AVENUE E FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Drumheller, Alberta

Listing ID:
33424

MLS ID:
A2277020

\$340,000



 **BOB SHEDDY**
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 Century 21 Masters
 403-823-2121

 208 Railway Avenue E, Drumheller , Alberta T0J 0Y4

Transaction Type For Sale	Days On Market 129	Zoning ND
Subdivision Downtown Drumheller	Year Built 1000	Structure Type Retail
Property Type Commercial	Property Sub Type Retail	Legal Plan 2089BN
Building Area (Sq. Ft.) 2317.00	Building Area (Sq. M.) 215.25	Lot Size (Sq. Ft.) 15339
Lot Size (Acres) 0.35	Inclusions None	Restrictions None Known
Reports Other Documents		

Investment property for Sale. Pawn Store Tenant pays Rent \$2200 per month NNN This means that they pay the power Direct Billed + gas Direct Billed + water Direct Billed + Taxes \$5246 / 12 =\$437.17 per month +insurance. Est. \$2000 / 12 =\$166.67 +snow removal, garbage and landscaping. \$26,400 of net income = 7.7% cap rate NNN. 13+ parking stalls in the front & 5 in the rear. LOT SIZE 15339.0 SQ FT. Zoning ND (Neighbourhood District).

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