

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.

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**
 (403) 324-2222

 Century 21 Masters
 403-823-2121

 208 Railway Avenue E, Drumheller , Alberta T0J 0Y4

Transaction Type

For Sale

Days On Market

2

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).

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.